METRO
Deconstruction Services Ltd

Site Specific Demolition Method Statement

Site Name and Address:

Marine Ices
4-8 Haverstock Hill
Camden
NW3 2BL

Job No: **1428**

Commencement Date: **6th June 2016**

Plan prepared by: **Barry Rutley**

Date: **5th May 2016**

Issue: A Date Reviewed: 11/5/16

Operational Director:	Mark Taylor		
Signed		Date	
HS&E Manager:	Barry Rutley		
Signed		Date	11/5/16
Contract Manager:			
Signed		Date	
Site Manager:			
Signed		Date	

Document Review Register

Date of review	Details of any changes	Initial
5/5/16	Draft for review	BR
11/5/16	Issued following PD comments	BR

Please note: reviews should be carried out monthly or when major changes occur to activities

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Table of Contents

1. DESCRIPTION OF PROJECT

This Document has been written and all works will be carried out in accordance with the "Guide for Contractors working in Camden Feb 2008".

1.1. SITE NAME **MARINE ICES**

1.2. SITE ADDRESS **4-8 HAVERSTOCK HILL CAMDEN NW3 2BL**

1.3. LENGTH OF PROJECT (WEEKS) **14**

1.4. WORK DESCRIPTION

Marines Ices is a low-rise reinforced concrete structure, partly sited behind a retained masonry facade facing Crogsland Road. The building shares boundaries with The Enterprise Public House, the Salvation Army and Haverstock School and a UKPN substation. The building does not have a basement.

It is proposed to demolish the Marines Ices building whilst retaining the existing facade to Crogsland Road. The facade will be temporarily supported by an external steel frame and will be protected internally with felt and battening. The retained facade will be carefully separated from the concrete frame by hand and will be designed to a tight deflection limit of h/750 in accordance with CIRIA C579 as is good practice. Shallow underpinning will be proposed and carefully undertaken in order to protect the foundations.

The Enterprise Public House is a traditional four storey load bearing masonry structure with a basement. The building shares a two perpendicular masonry Party Walls with Marines Ices. The frame structure of Marines Ices abuts the Party Wall and is not built into the masonry. As a consequence Marines Ices can be readily separated from The Enterprise using careful demolition by hand without damaging the fabric of the building. After demolition the Party Wall will be protected with felt and battening in the traditional manner.

Heavy machinery will be excluded from a 4m working zone around The Enterprise in order to avoid surcharging the existing basement.

With regard to temporary stability then it should be noted the Marines Ices is a low rise building then it can be seen to offer little lateral support to The Enterprise Public House. As a consequence Marines Ices building can be demolished without affecting the stability of The Enterprise.

The Salvation Army Building is a modern framed structure constructed circa 2002 on the site of a previous load bearing structure. The original building was a substantial structure and the Party Wall with Marines Ices was retained in-situ. The frame structure of Marines Ices abuts the Party Wall and is not built into the masonry. As a consequence Marines Ices can be carefully separated from the Party Wall without detriment. Temporary raking shores will be introduced in order to provide temporary stability to the Party Wall and the exposed masonry will be protected with felt and battening in the traditional manner.

Haverstock School shares only a boundary fence with Marines Ices, the school building structure being located some considerable distance away. As a consequence the proposed demolition will not affect the school building. As the main access/egress to the site is to be shared with Haverstock School agreement has been reached with them on how this will be managed both in and out of school hours.

The UKPN substation is a standalone structure and will not be impacted by the demolition. However the exposed walls of the structure will be protected with felt and battening in the traditional manner.

2. DETAILS OF CLIENT & CONTACT DETAILS

THE CLIENT	Company: SRE Haverstock Hill Ltd C/O London and Regional Properties Contact Name: Geoffrey Springer Email: Geoff@lrp.co.uk Telephone Number: 020 7563 9000 Address: 55 Baker Street, London W1U 8EW
CONTRACT ADMINISTRATOR	Company: London Cost Consultancy Contact Name: Nick Wells Email: n.wells@londoncost.co.uk Telephone Number: 020 7497 4102 Address: C/O Strand Palace Hotel, Strand, London WC2R 0JJ
PRINCIPLE DESIGNER	Company: Brian Bulfin Associates Contact Name: Ian Bailey Email: Telephone Number: 07768 832867 Address: 203 Field End Road, Pinner HA5 1QZ
PRINCIPAL CONTRACTOR	Company: Metro Deconstruction Service Ltd Contact Name: see below Email: info@metro.uk.net Telephone Number: 012930863988 Address: The Old Dairy, Highworth Farm, Stan Hill Charlwood RH6 0ES
ARCHITECT(S)	Company: 21st Architecture Contact Name: Paul Keenan Email: Telephone Number: 020 7952 0252 Address: 314 Goswell Road, London EC1V 7AF
STRUCTURAL ENGINEER	Company: Heyne Tillet Steel Contact Name: Kelly Harison Email: Telephone Number: 020 7870 8050 Address: 77 Bastwick Street, London EC1V 3PZ

3. METRO MANAGEMENT STRUCTURE

MANAGING DIRECTOR	Contact Name: Mark Taylor Email: mark@metro.uk.net Telephone Number: 07966 612909
HS&E MANAGER	Contact Name: Barry Rutley Email: barry@metro.uk.net Telephone Number: 07880 030981
CONTRACT MANAGER	Contact Name: Simon King Email: simon@metro.uk.net Telephone Number: 07880 030976
OPERATIONS MANAGER	Contact Name: Paul Bowyer Email: paul@metro.uk.net Telephone Number: 07880 030977
SITE MANAGER	Contact Name: TBA Email: Telephone Number:

Metro Deconstruction Services' Management Team will have day to day responsibility for coordinating and supervising the works. This includes checking that works are carried out in accordance with relevant method statements, risk assessments and legislative requirements. Management have full authority to stop any works that contravene safe working and environmental practices and may remove any worker in the process.

All works carried out on this project will be conducted in accordance with the arrangements listed in the Metro Deconstruction Health and Safety Manual. Where operations require works to be conducted outside of the scope of this document details of how this work will be conducted will be listed within the Project Specific Method Statement.

All complaints, concerns or information requests should be communicated by email to info@metro.uk.net or on 01293 863988, where it will be directed to the relevant member of the seniors management team best placed to deal with the issue.

4. PROJECT SPECIFIC METHOD STATEMENT

4.1. DESCRIPTION OF WORKS:

- All works are to be completed in accordance with Metro Health & Safety & Environmental Policy Manual provided separately.
- In addition to this as works progress for any areas uncovered that require changes or additional measures implemented then this will be reviewed and an updated Site Specific Method statement submitted prior to works commencing.
- Works will entail all necessary Health & Safety measures being implemented to ensure that the works are carried in a controlled and safe manner.
- An asbestos pre-refurbishment survey has been carried out and will be available on site. Any licensable asbestos materials which are identified within the survey and will be removed in strict accordance with HSE guidelines.
- No works are to be completed in areas where asbestos is present without certificate of re-occupation being provided. Separate Site Specific Methodology will be produced and submitted to the HSE as required.
- The Site Manager will ensure that all sign certification is provided prior to ensuring any areas where asbestos has been identified.
- All live services are to be isolated / disconnected prior to works commencing in any areas. Metro will ensure that they are in receipt of these prior to works commencing.
- Site Welfare will be installed on the first day on site this will comprise a self-contained mobile

welfare unit (Oasis unit). This will be sited within the site compound alongside the Haverstock School entrance.
- All works are to then be carried out in accordance with the demolition scope of works.
- All arising waste materials will be segregated and sent to a licensed recycling facility.
- This site will be registered to and monitored by the Considerate Constructors Scheme.

4.2. PLANT RESOURCES:

- 360 Degree excavators with attachments
- Skips
- Tube and Fitting scaffold
- Tower Scaffold

4.3. MATERIAL RESOURCES:

- Timber hoarding
- Heras Fencing
- Façade Retention – see drawing
- Raking Shores – see drawing

4.4. STAFF RESOURCES:

- Site Manager/Supervisor (CCDO)
- Machine Operator (CPCS)
- Demolition Operatives (CCDO)

4.5. PPE/RPE:

- Safety boots – All - must be worn at all times
- Safety Gloves – All - must be worn at all times
- Safety Glasses – All - must be worn at all times
- Hi Vis vests – All - must be worn at all times
- Hard hats – All - must be worn at all times
- Ear Defenders / Plugs (where required)
- FFP3 Dust masks (where required)

4.6. SAFETY RESOURCES:

- Signage
- Fire Plan
- Permit to Work

4.7. SITE PLAN

The site is sited within an area of high occupancy and as such there are several critical areas around the site where special precautions will need to be taken.

Prior to any works starting metro will install timber hoarding to the site boundaries. Along the Crogsland Road façade retention will be installed which will contain a protective tunnel to protect the footpath from the activities on site.

Along the adjacent school entrance and above the electricity sub-station a scaffold protection will be installed to maintain safety and security. This will require the existing school gates to be removed and new temporary gates to be installed.

To maintain school security a second temporary gate and fencing will be installed as shown on the attached layout drawing. Along the remaining boundary with the school this scaffolding will have 2.4m high timber hoarding attached.

Access to the electricity substation will be maintained.

Along the Haverstock Hill boundary a second scaffold protection will be installed to protect the public this will be faced with 2.4m high timber hoarding to secure the site.

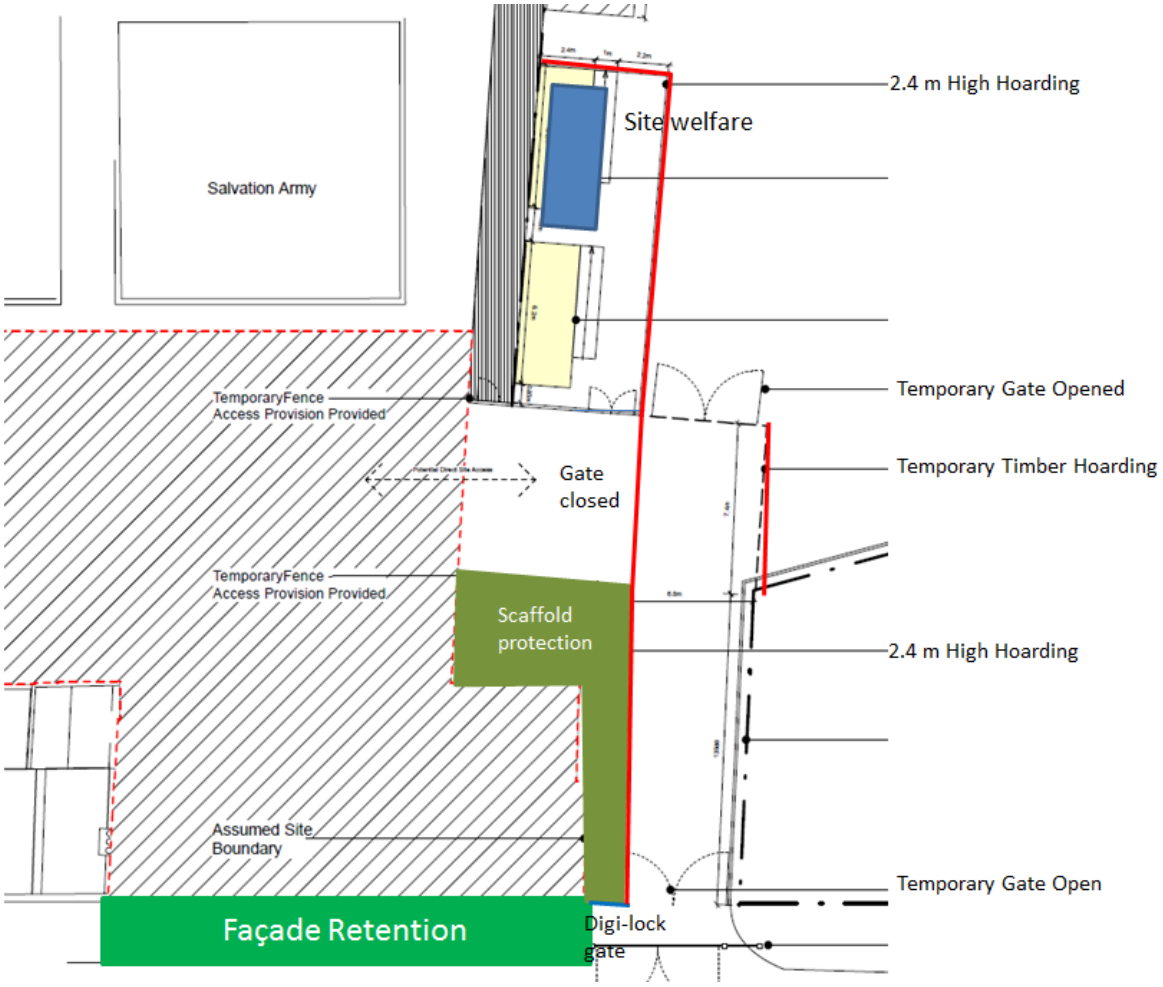
Raking Shores will be installed along the boundary with the Salvation Army building

4.8. SITE OPERATIONS

The majority of the works are planned to take place during the school holiday period to minimise disruption to the operation of the school.

Works on site will take place between 0800 and 1800 Monday to Friday. Due to the shared site entrance with the Haverstock School the site layout will be adapted to accommodate access and egress during the school day.

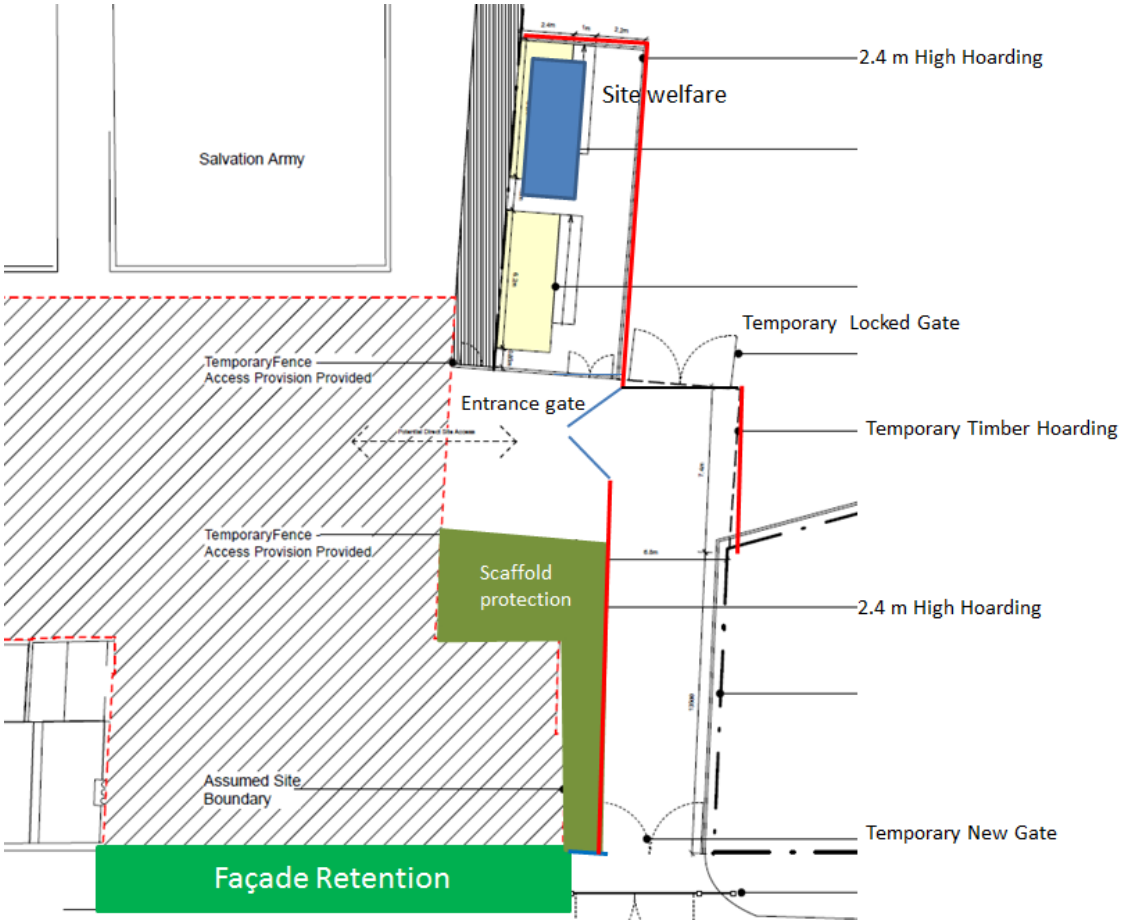
Between 0800 – 0900 and 1500 – 1600 the school will be in constant operation, at these times the site will be set up as shown below. During these times no deliveries to the site will be allowed see site traffic management plans for details.



The inner site gates will remain locked closed and the school will be allowed full access through the entrance way. Access to the site will be via a digi-locked gate under the scaffold protection.

Outside of these hours the site will have unrestricted access through the entrance way. The inner gates to the school will be locked by the school staff to maintain site security. If during these periods the school require access through the entrance way they will contact the site manager and the site inner gates closed.

At all times when not in use the outer gate will be locked with a combination lock and the relevant persons within the school will be advised of the combination number.



4.9. ASBESTOS REMOVAL

Licenced asbestos removal works will be carried out by HSE licenced contractor. Risk assessment and method statements for this work will be submitted to Metro Deconstruction for review before the work commences.

Non-Licensable asbestos materials will be removed by Metro Deconstruction Services Limited Demolition Operatives with current Category B asbestos awareness certification. All works will be completed in a controlled and safe manner with the necessary PPE & RPE and in accordance with current HSE guidelines.

Upon completion of the works all necessary certificates and hand-over documentation will be provided to confirm that the area is fit to be re-occupied.

During the works there is a risk that further asbestos materials, previously unknown of, may be discovered.

On discovery of suspected material, operatives will advise the Site Manager/Site Supervisor immediately who will in turn contact Head Office so that samples of the suspect material can be taken and sent for analysis.

Head Office to ensure Client is fully aware at all stages of suspected discovery and subsequent resultant analysis.

4.10. REMOVAL OF FIXTURES & FITTINGS

After all ACM's have been removed Metro trained operatives will commence with basic soft strip operations to all associated areas as per client specification. This shall be undertaken by trained operatives to all internal areas of the associated structures as per schedule of works for soft strip out.

This shall be undertaken by trained operatives utilising small hand tools i.e. nail bars, mattocks, shovels 110v reciprocating saws etc. The soft strip operations will include the removal of fixtures and fittings, floor coverings i.e. carpets, suspended ceilings and partitions if applicable. At regular intervals Operatives shall remove all materials/arising away from the direct works vicinity by the use of rubble maids or wheelie bin and transited to the material processing area, this is to ensure that the direct works vicinity is free of debris at all times throughout the soft strip operation to prevent any potential trip hazards or build-up of arising at within the direct works vicinity.

4.11. DEMOLITION OF BUILDING

Once the façade retention and protective scaffold are installed the demolition of the building will commence. Several areas of the building adjoin critical areas; these areas will be demolished by hand to minimise noise and vibration to neighbouring buildings.

Area adjacent to Haverstock School

Roof is constructed of a mixture of timber/tiles and concrete slabs. Where timber and tile, the tiles will be removed using hand tools and the timber frames cut into manageable sections using reciprocating saws.

Concrete slab roof will be broken out using hand breakers; all waste materials will be moved to the ground floor and segregated for disposal.

Once the roof has been removed work will begin removing the third floor wall adjacent to Haverstock School and the electricity substation. All brickwork will be hand demolished using hand tools and small breakers. When the work reaches the floor level the works will stop and the floor removed. Work will then progress down to through the second floor until the building is level with the top of the hoarding.

Once reduced to this height the remaining walls will be pulled into the site boundary with the excavator and attachments. Works abutting the retained façade will be conducted by hand.

Area Adjacent to the Enterprise Public House

Roof is constructed of a mixture of timber/tiles and concrete slabs. Where timber and tile, the tiles will be removed using hand tools and the timber frames cut into manageable sections using reciprocating saws.

Concrete slab roof will be broken out using hand breakers; all waste materials will be moved to the ground floor and segregated for disposal.

Once the roof has been removed work will begin removing the third floor wall adjacent to the Enterprise Public House. All brickwork will be hand demolished using hand tools and small breakers. When the work reaches the floor level the works will stop and the floor removed. Work will then progress down to through the second floor until the building is reduced to ground level.

Area Adjacent to the Salvation Army Building

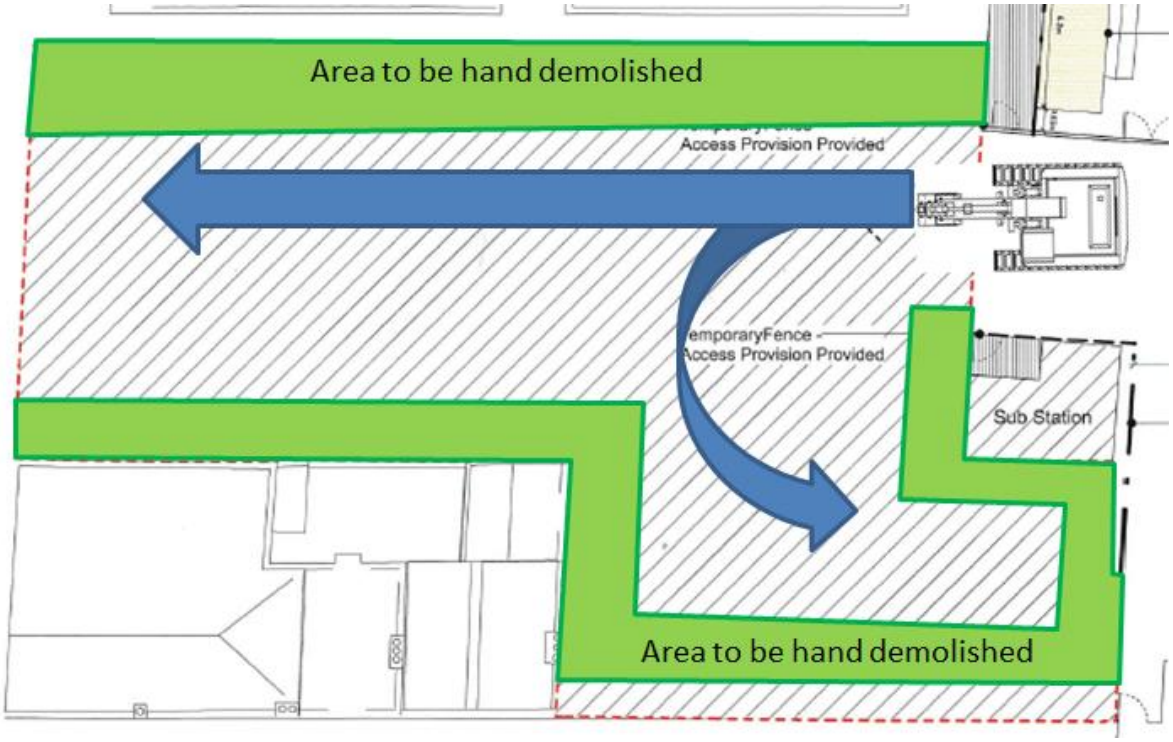
Roof is constructed of a mixture of timber/tiles and concrete slabs. Where timber and tile, the tiles will be removed using hand tools and the timber frames cut into manageable sections using reciprocating saws.

Concrete slab roof will be broken out using hand breakers; all waste materials will be moved to the ground floor and segregated for disposal.

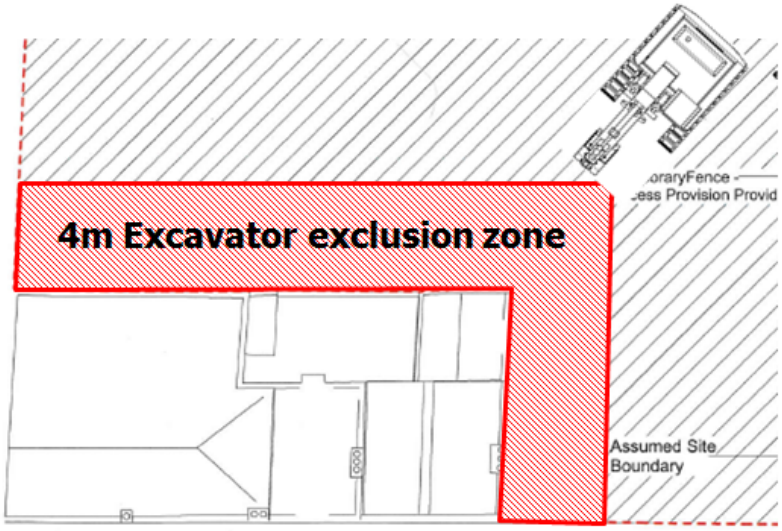
Once the roof has been removed work will begin removing the third floor wall adjacent to the Enterprise Public House. All brickwork will be hand demolished using hand tools and small breakers. When the work reaches the floor level the works will stop and the floor removed. Work will then progress down to through the second floor until the building is reduced to ground level.

Remaining Structural Demolition

Working from the rear of the structure the excavator will progressively demolish the remaining structure pulling the brick and block work walls over. Once a reinforced frame upright is reached this will be partially broken through at the foot and then pulled over before being broken up.



A 4m wide exclusion zone will be implemented around the side and rear of the Enterprise Public House. No plant or equipment will be allowed within this area to protect the basement of the public house, identification will be installed and a banksman present to direct the driver when working adjacent to this zone.



4.12. FOUNDATION / SLAB REMOVAL

Outside the exclusion zone the slab and foundations will be lifted clear with the excavator and broken up for removal from site. Within the exclusion zone the slab will be broken through with hand breakers. If the vibration from breaking in this manner is too high then the work will stop and the methodology reviewed and alternative proposed to the clients.

4.13. WASTE REMOVAL

All waste material will be stockpiled and segregated on site until sufficient material is present to fill a 40 yard skip. The skip vehicle will reverse into the site entrance and the excavator will load while it waits. The skip will then proceed to a local recycling centre to off load the waste.

4.14. DUST

The hand demolition techniques used to demolish will enable dust to be kept to a minimum. The site manager will constantly review the situation and when operations are likely to generate larger quantities of dust, or the general dust level are seen to be increasing water suppression will be used to damp down.

Within the 4 metre exclusion zone dust will not be damped down but cleared with suitable vacuum cleaners to prevent water ingress into the Enterprise's cellars.

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SITE WIDE RISK ASSESSMENT

Significant Hazards

				Control Measures		
Activity	Hazard Present Yes/No	Who is Affected; Operatives S/C Public, Environment	Risk: High Medium Low	Existing Metro Deconstruction Procedures, Subcontractors Procedures	RAMS Required Metro Deconstruction / Subcontractor	Residual Risk: High Medium Low Insignificant
Site Set Up						
Access and egress - persons, vehicles, etc.	Yes	All	Med	Metro	No	Low
Site and Public Protection	Yes	All	Med	Metro	No	Low
Welfare	Yes	Operatives	Med	Metro	No	Low
Emergency/Evacuation Procedures	Yes	All	Med	Metro	Yes	Low
Storage of materials LPG HFL General - Waste	Yes	All	Med	Metro	No	Low
Work on or adjacent to public highway	Yes	All	Med	Metro	No	Low
Work on or near to railway lines	No					
Work on or near to fragile materials	Yes	Operatives	Med	Metro	Yes	Low
Work on or near to water	No					
Demolition Operations						
Soft Strip	Yes	Operatives	Med	Metro	No	Low
Hand Breaking	Yes	Operatives	Med	Metro	No	Low
Machine Breaking	Yes	Operatives	Med	Metro	No	Low
Fire Prevention						
Temporary Buildings	Yes	All	Med	Metro	No	Low
Hot Work - burning, cutting, grinding etc.	Yes	All	Med	Metro	No	Low
Health & Welfare						
COSHH - normal/assessment - materials to be used - dust, gases, vapours	Yes	Operatives	Med	Metro	Yes	Low
Asbestos	Yes	Operatives	Med	Metro	Yes	Low
Lead	No					
Confined Spaces	No					
Manual Handling	Yes	Operatives	Med	Metro	No	Low
HAVS	Yes	Operatives	Med	Metro	No	Low
Noise - personal exposure	Yes	Operatives	Med	Metro	No	Low
Environment						
Noise pollution / nuisance value	Yes	All	Med	Metro	No	Low
Contaminated Land	No					

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Significant Hazards

				Control Measures		
Activity	Hazard Present Yes/No	Who is Affected; Operatives S/C Public, Environment	Risk: High Medium Low	Existing Metro Deconstruction Procedures, Subcontractors Procedures	RAMS Required Metro Deconstruction / Subcontractor	Residual Risk: High Medium Low Insignificant
Air pollution and local air quality – dust, greenhouse gas emissions	Yes	All	Med	Metro	No	Low
Water pollution	No					
Ground pollution	No					
Ecology	No					
Protected species	No					
Tree preservation orders	No					
Archaeology / cultural heritage	No					
Waste disposal	Yes	All	Med	Metro	No	Low
Plant and Equipment						
Movement and use of plant and equipment within site	Yes	Operatives	Med	Metro	No	Low
Plant compound for storage and security	Yes	Operatives	Med	Metro	No	Low
Tools and equipment	Yes	Operatives	Med	Metro	No	Low
Special plant or equipment	Yes	Operatives	Med	Metro	No	Low
Working at Height						
General Scaffolding	No					
Special Design Scaffold	No					
Other means of access adjacent buildings, etc.	No					
Roof Work; sloping flat - fragile	No					
Lifting Operations						
Mobile Cranes	No					
Lifting Gear	No					
Hoists – goods/tillers	No					
Forklifts	No					
Other lifting appliances	No					
Services						
Live services: underground - overhead	Yes	Operatives	Med	Metro	Yes	Low
Electricity: Temporary Supply Permanent Installation Appliances - Tools	Yes	Operatives	Med	Metro	No	Low
Other Activities						
Specify: - None						

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APPENDIX 1 EMERGENCY CONTACT DETAILS

Internal Emergency Contacts	Name	Phone Number	Job Title
First Aiders	Site Manager		
Fire Warden	Site Manager		
External Emergency Contacts	Address	Phone Number	Email address
Fire and Rescue Service		999	
Police		999	
24 Hour Accident and Emergency Department Address:	Royal Free Hospital Pond Street NW3 2QG	02077940500	
Water: Supply			
Environment Agency Incident Hotline		0800 807060	
Health and Safety Executive:			www.hse.gov.uk

APPENDIX 2 SITE SPECIFIC DRAWINGS

TRAFFIC MANAGEMENT PLAN

FIRE PLAN

HOSPITAL ROUTE

OTHER


Site Fire Risk Assessment.doc


Camden TMP.doc

Hospital Route.pdf

APPENDIX 3 SERVICES CROSSING SITE


British Telecommunications p


National Grid UK Gas Distribution.pdf


Thames Water Utilities Ltd.pdf


UK Power Networks.pdf


Vodafone Limited.pdf

APPENDIX 4 SURVEY REPORTS

1. Asbestos R&D Survey

Asbestos Survey Report.PDF

2. Temporary Works Designs

a. Crogsland Façade

b. Raking Shores

CROGSLAND FACADE 1.pdf

CROGSLAND FACADE 2.pdf

Raking Shores.pdf

Adobe Acrobat Document

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