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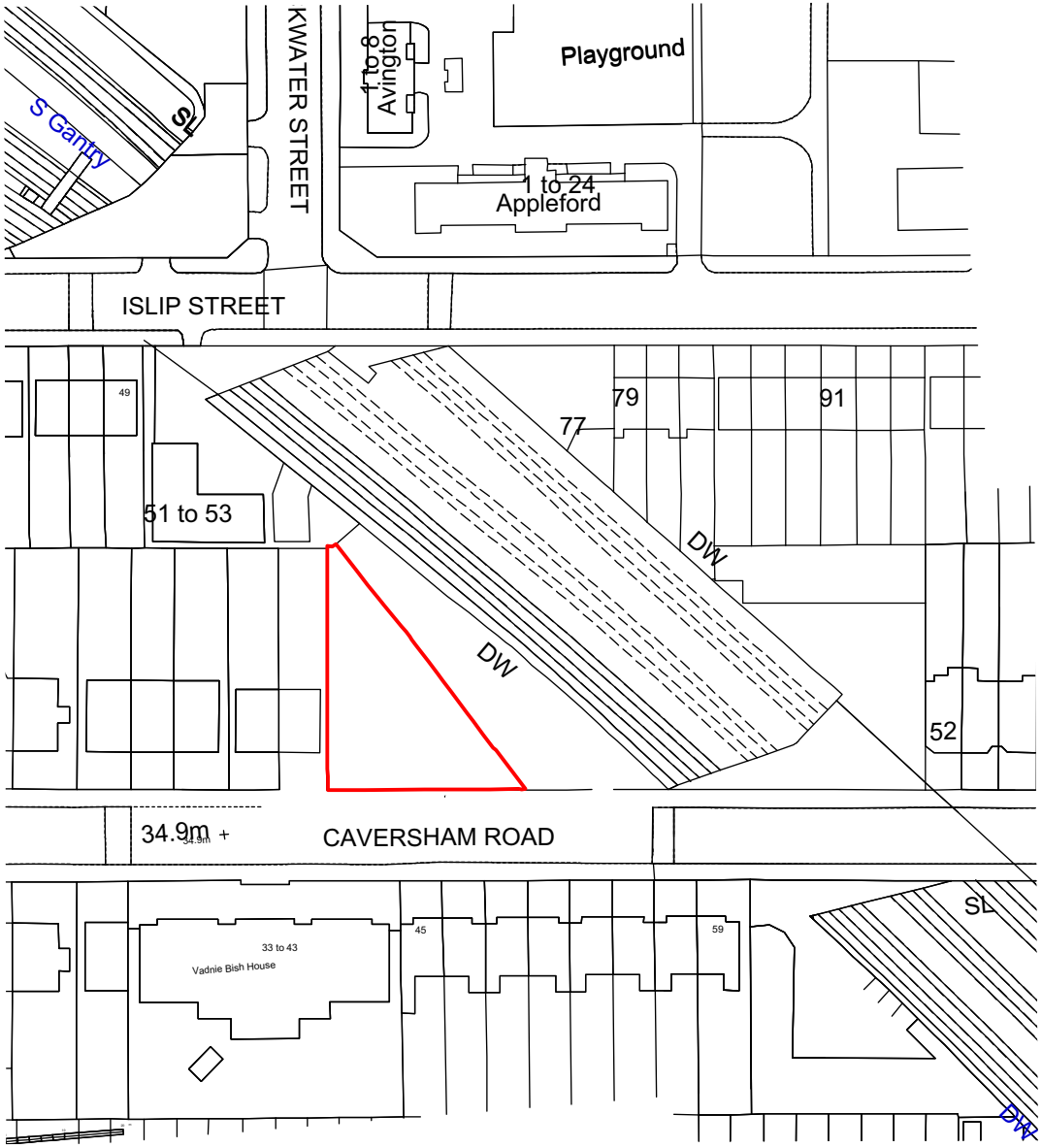
Project:	42 Caversham Road London, NW5 2DS	NMA:	1217
Purpose:	S106	Date:	12/12/2016

Demolition & Construction Management Plan - Appendices

Issue Record:

Document	Construction Management Plan Appendices					
Version	P1	P2	P3	P4		
Date	04/10/16	07/11/16	28/11/16	12/12/16		
Issued to	PL	PL	PL	PL		

Appendix A: Location Plan



revisions:

All dimensions and areas are approximate and are to be verified on site. Do not scale.

Purpose of issue:

For Information

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Client:

Dexbay properties ltd

Project Title:

42 Caversham Road
London, NW5 2DS

Drawing No:

1217-NMP-XX-ZZ-DR-B-00001

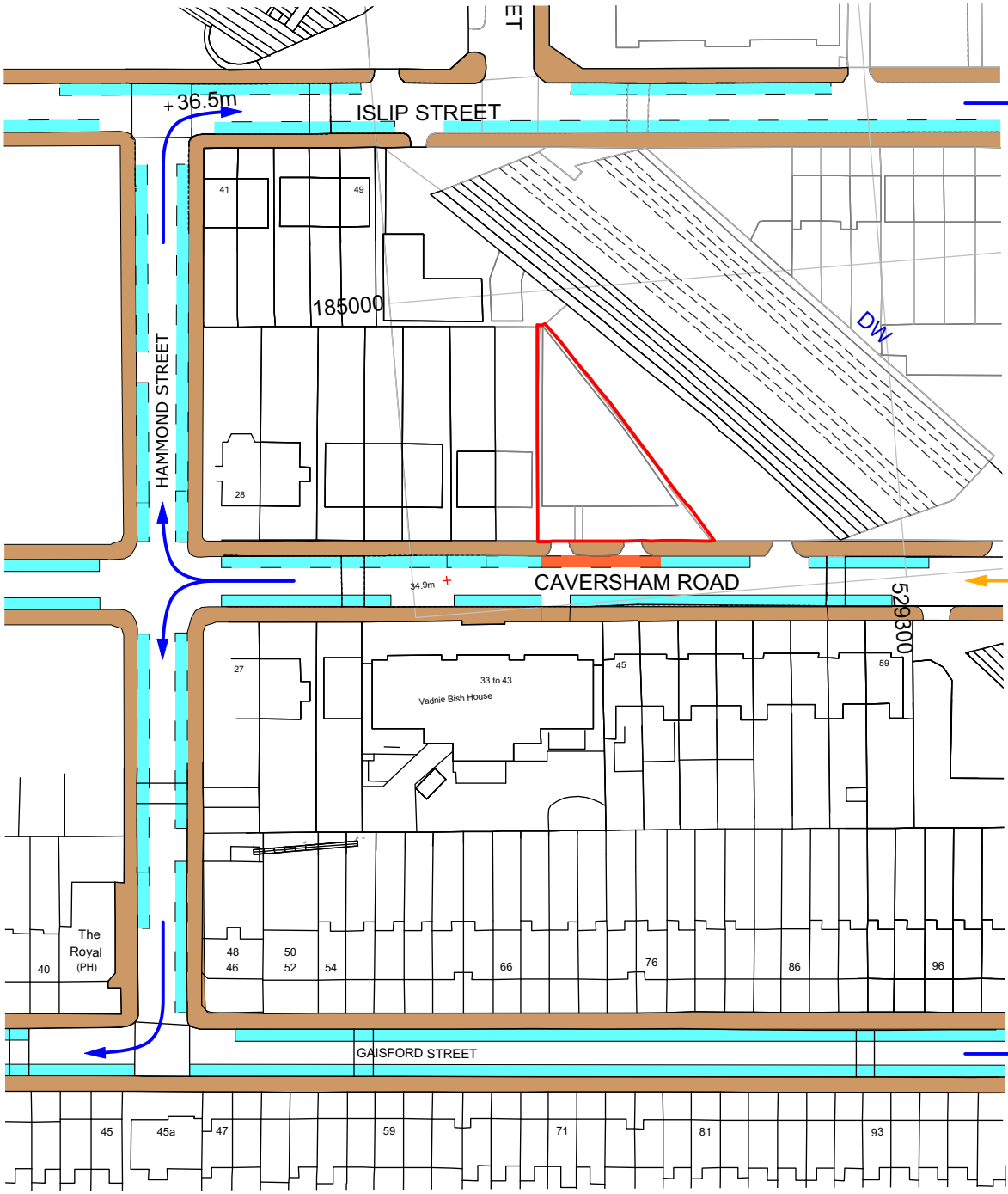
Drawing title:

Location Plan

Project No:	Status:	Rev:	Scale:
1217	S2	P1	1:1250@A4

1217-NMP-XX-ZZ-M2-B-00000.vwx

Appendix B: Site Traffic & Deliveries Plan



SITE TRAFFIC ROUTING

Vehicles will approach the site travelling westbound on Caversham Road from the A5200 Camden Park Road / A503 Camden Road direction.

Vehicles will travel away from the site towards Kentish Town Road but circle the block, either north up Hammond Street to join Islip Street or south down Hammond Street to join Gaisford Street and continue east back towards A5200 / A503. This will avoid causing additional congestion on Kentish Town Road.

KEY

- Pavements
- Parking Bays
- Kerb-side Site Deliveries Area
- Site Traffic Routing towards Site
- Site Traffic Routing away from Site
- Site Boundary

P3 28/11/16 Updated fro CMP
revisions:

All dimensions and areas are approximate and are to be verified on site. Do not scale.

Purpose of issue:
For Information

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Client:
Dexbay Properties Ltd

Project Title:
42 Caversham Road
London, NW5 2DS

Drawing No:
1217-NMP-XX-ZZ-DR-B-00002

Drawing title:
Site Traffic & Deliveries Plan

Project No:	Status:	Rev:	Scale:
1217	S2	P3	1:1250@A4

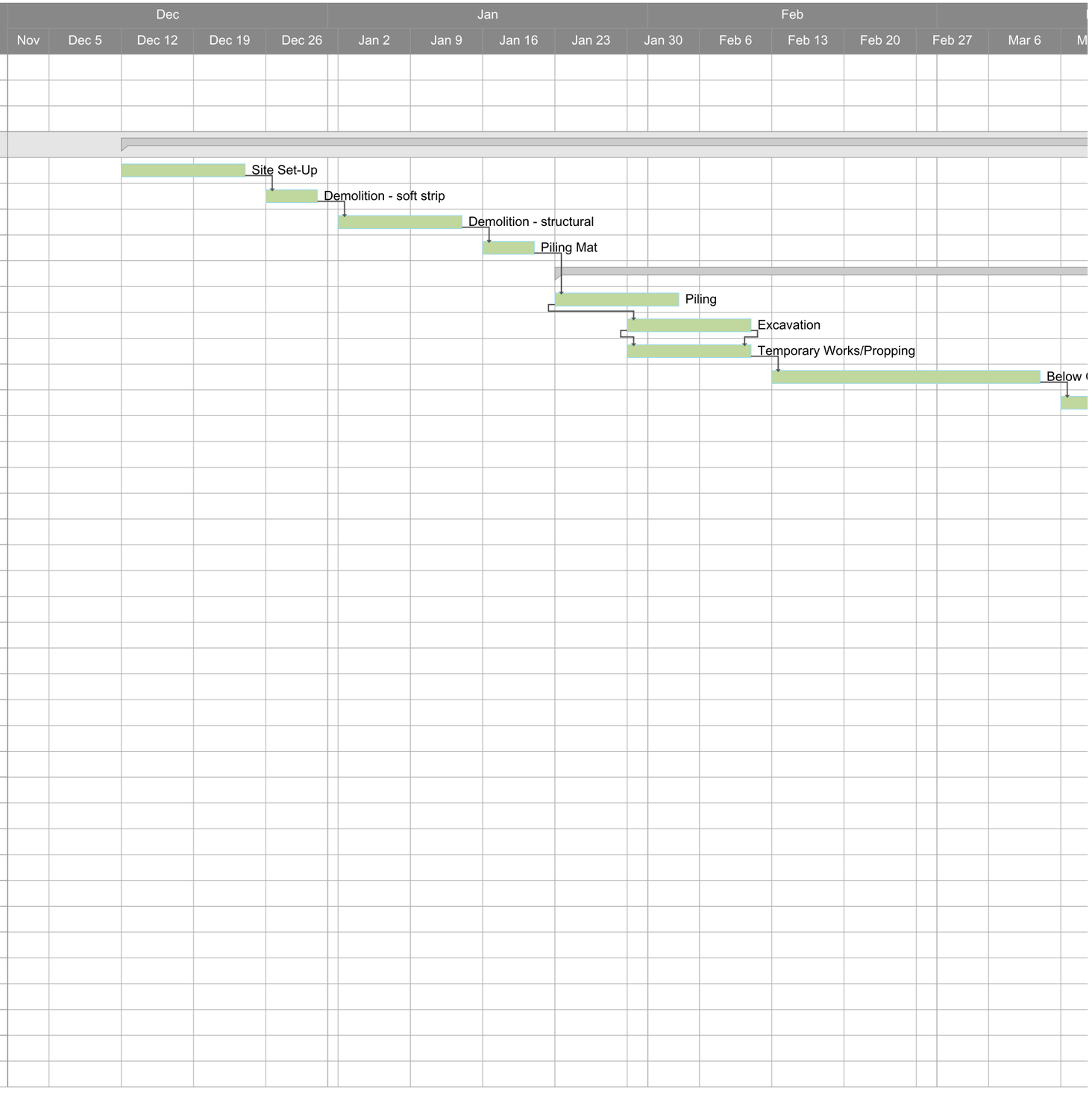
-ZZ-M2-B-00000_Location Plans.vwx

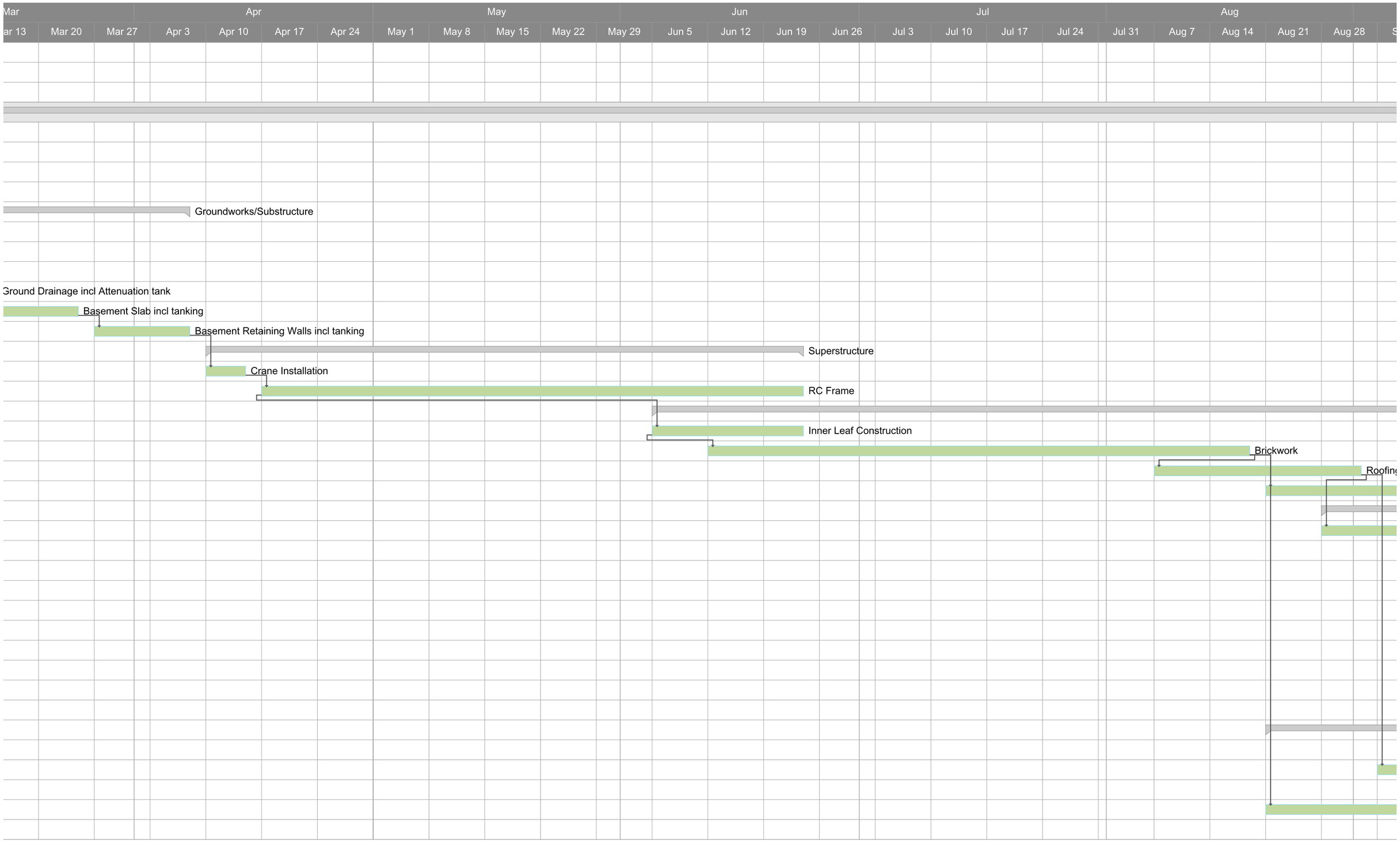
Appendix C: Outline Construction Programme

1217 42 Caversham Road Project Programme_Freed

Norton Mayfield Architects

	Task Name	Start Date	End Date	Duration
1	Need Help? Learn more about this template.			
2				
3	Enter your deadline as start and end date:			
4	Construction Programme	12/12/16	27/04/18	360d
5	Site Set-Up	12/12/16	23/12/16	2w
6	Demolition - soft strip	26/12/16	30/12/16	1w
7	Demolition - structural	02/01/17	13/01/17	2w
8	Piling Mat	16/01/17	20/01/17	1w
9	Groundworks/Substructure	23/01/17	07/04/17	55d
10	Piling	23/01/17	03/02/17	10d
11	Excavation	30/01/17	10/02/17	2w
12	Temporary Works/Propping	30/01/17	10/02/17	2w
13	Below Ground Drainage incl Attenuation tank	13/02/17	10/03/17	4w
14	Basement Slab incl tanking	13/03/17	24/03/17	2w
15	Basement Retaining Walls incl tanking	27/03/17	07/04/17	2w
16	Superstructure	10/04/17	23/06/17	55d
17	Crane Installation	10/04/17	14/04/17	1w
18	RC Frame	17/04/17	23/06/17	10w
19	Making Water-tight	05/06/17	22/09/17	80d
20	Inner Leaf Construction	05/06/17	23/06/17	3w
21	Brickwork	12/06/17	18/08/17	10w
22	Roofing and Waterproofing	07/08/17	01/09/17	4w
23	Windows/Doors/Rooflights/AOVs/Patent Glazing	21/08/17	22/09/17	5w
24	Internal Works	28/08/17	26/01/18	110d
25	Partitions	28/08/17	29/09/17	5w
26	1st fix Electrics/Plumbing/UFH/Screed	18/09/17	10/11/17	8w
27	Complete partitions/ceilings	23/10/17	17/11/17	4w
28	Plastering	06/11/17	29/12/17	8w
29	Tiling/Decorating	25/12/17	19/01/18	4w
30	Bathrooms	11/12/17	05/01/18	4w
31	Internal Doors/Architraves/Skirtings etc	01/01/18	26/01/18	4w
32	Flooring	25/12/17	19/01/18	4w
33	Kitchens	01/01/18	26/01/18	4w
34	2nd Fix electrics	01/01/18	26/01/18	4w
35	External Finishing	21/08/17	27/04/18	180d
36	Green roofs	25/09/17	17/11/17	8w
37	PV installation	04/09/17	08/09/17	1w
38	Rendering	25/09/17	29/09/17	1w
39	Copings/Railings	21/08/17	15/09/17	4w
40	Landscaping/bike racks and making good	29/01/18	27/04/18	65d

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Jul 24
Jul 31
Aug 7
Aug 14
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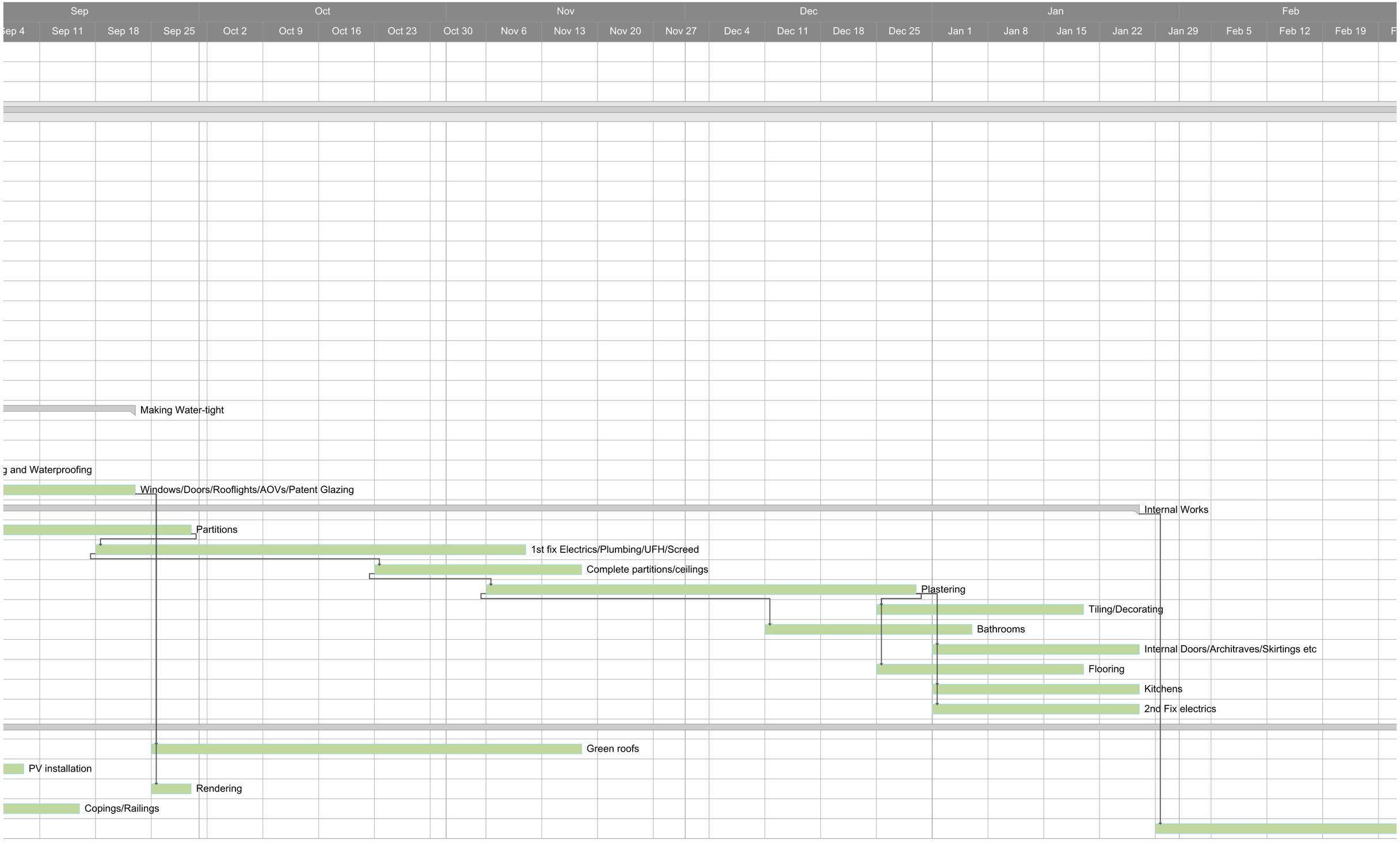
Aug 28
Groundworks/Substructure
Ground Drainage incl Attenuation tank
Basement Slab incl tanking
Basement Retaining Walls incl tanking
Superstructure
Crane Installation
RC Frame
Inner Leaf Construction
Brickwork
Roofing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Internal Works
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Complete partitions/ceilings
Plastering
Tiling/Decorating
Bathrooms
Internal Doors/Architraves/Skirtings etc
Flooring
Kitchens
2nd Fix electrics
Green roofs
PV installation
Rendering
Copings/Railings


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Appendix D: Consultation - Aerial View of Leafleting Extents and Letter to Residents


Directions
Islip St
Islip St
Islip St
Bartholomew Rd
Caversham Rd
Caversham Rd
Bartholomew Rd
The Lion &
Unicorn Theatre
Gaisford St
Gaisford St

FREED CONSTRUCTION
LIMITED

31st October 2016

TO THE OCCUPIER

Dear Neighbour,

Redevelopment of site at 42 Caversham Road, London, NW5 2DS.

I am the Community Liaison Officer, appointed by Freed Construction Ltd who are the contractors due to undertake the redevelopment works at 42 Caversham Road. I am writing to you to inform you about the proposed works and to alleviate any concerns you may have about the impact the redevelopment may have on you and other neighbours.

The proposed works include demolition of the existing building and construction of a new residential development, as approved under Planning Permission ref. 2015:3052/P.

After site set-up, works are due to start on 14th November 2016 and anticipated to take 16 months.

Hours of working are to be as per the standard Camden Construction Site Working Hours:

> 0800-1800hrs Monday to Friday; 0800-1300hrs Saturday; no Sunday/public holiday working. Please note there will be no noisy works carried out outside of these times, without prior written approval of the Local Authority.

Freed Construction Ltd are registered with the Considerate Contractors Scheme and as such it is of utmost importance that the works proceed with minimum disruption to local businesses and residents. In my position as Community Liaison Officer, I will be able to answer any queries or to deal with any complaints you have throughout the redevelopment.

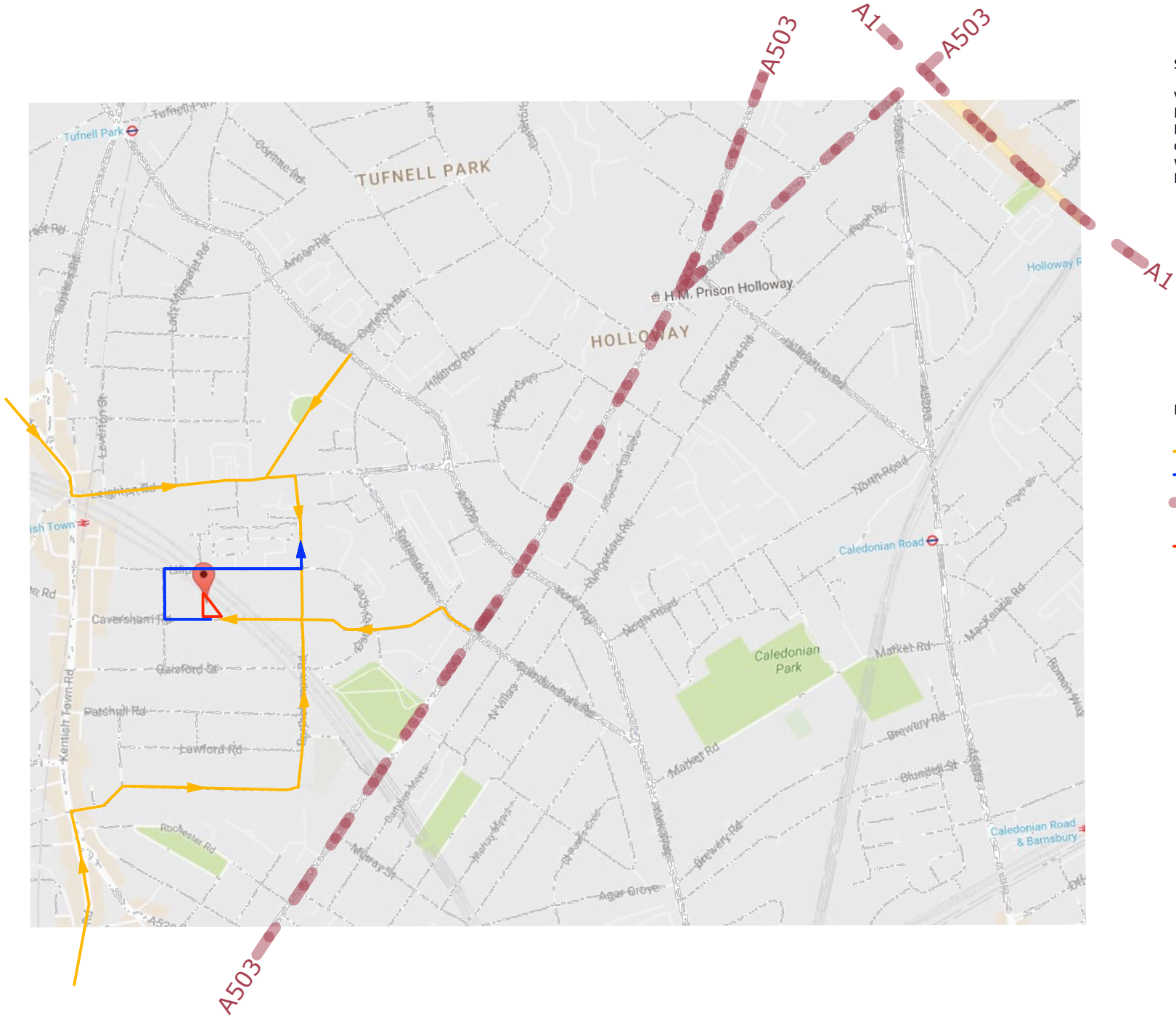
A Construction Management Plan has been produced and submitted to the Council for approval. This report addresses the way in which any impacts associated with the proposed works will be mitigated and managed. If you would like to review and comment on this report please do not hesitate to contact me and I will arrange for a copy to be sent to you directly.

Yours faithfully,

Gary Smith

Freed Construction Limited
149a Clapton Common London E5 9AE
Tel: 020 8800 6939
Vat Registration: 210347456
Company Number: 09544793

Appendix E: Site Traffic Routing relative to TfL Road Network



SITE TRAFFIC ROUTING

Vehicles will travel away from the site towards Kentish Town Road but then head north up Hammond Street to join Islip Street and then continue east back towards A5200/A503. This will avoid causing additional congestion on Kentish Town Road.

KEY

- Site Traffic Routing to Site
- Site Traffic Routing from Site
- Transport for London Road Network
- Site Boundary

P2	12/12/16	Map amened
P1	28/11/16	Produced for CMP Report

revisions:

All dimensions and areas are approximate and are to be verified on site. Do not scale.

Purpose of issue:

For Information

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Tel. 0114 270 0014
Sheffield & London
www.nortonmayfield.co.uk

Client:

Dexbay Properties Ltd

Project Title:

42 Caversham Road
London, NW5 2DS

Drawing No:

1217-NMP-XX-ZZ-DR-B-00004

Drawing title:

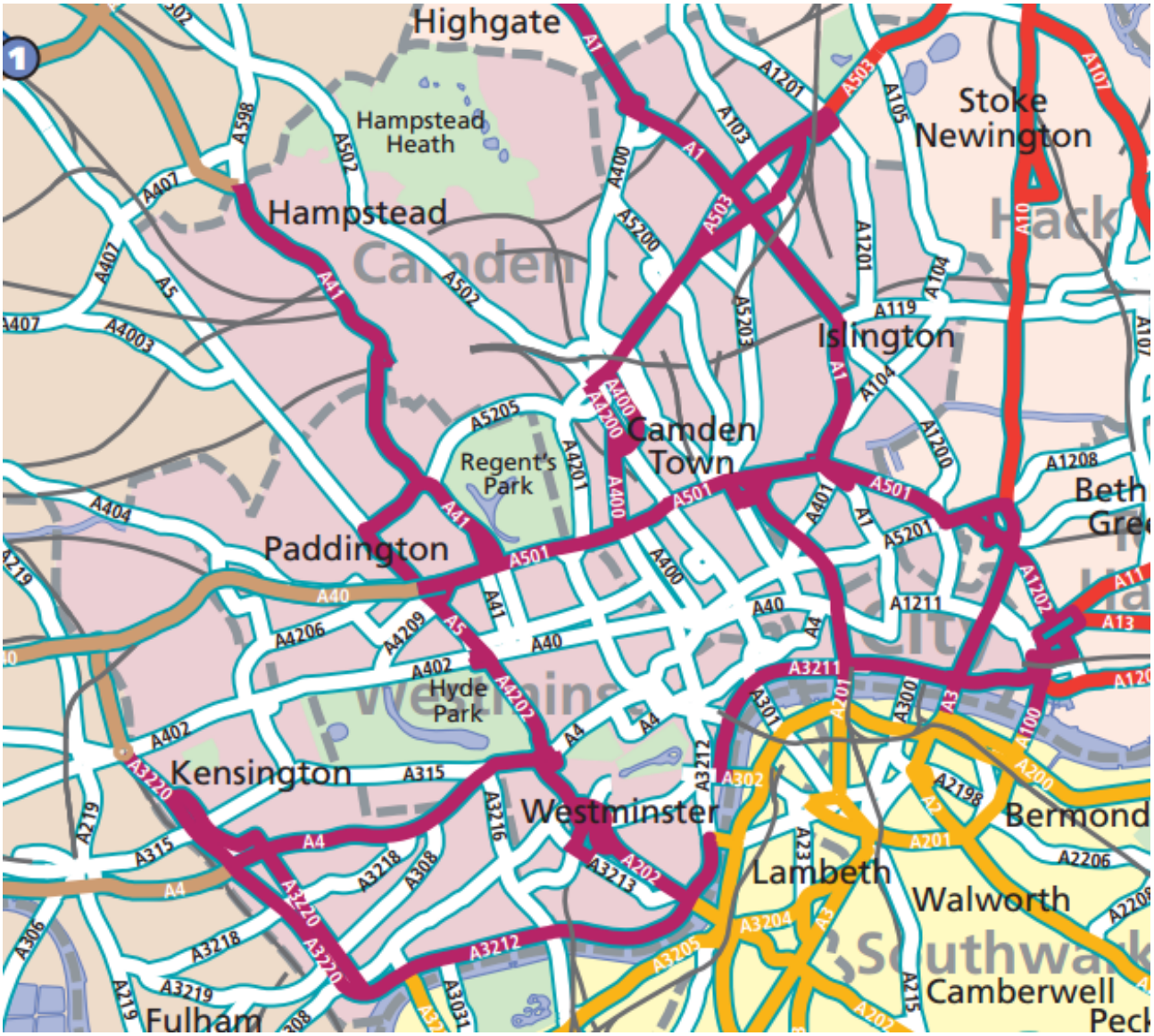
Site Traffic Routing

TfL Road Network

Project No:	Status:	Rev:	Scale:
1217	S2	P2	1:10,000@A4

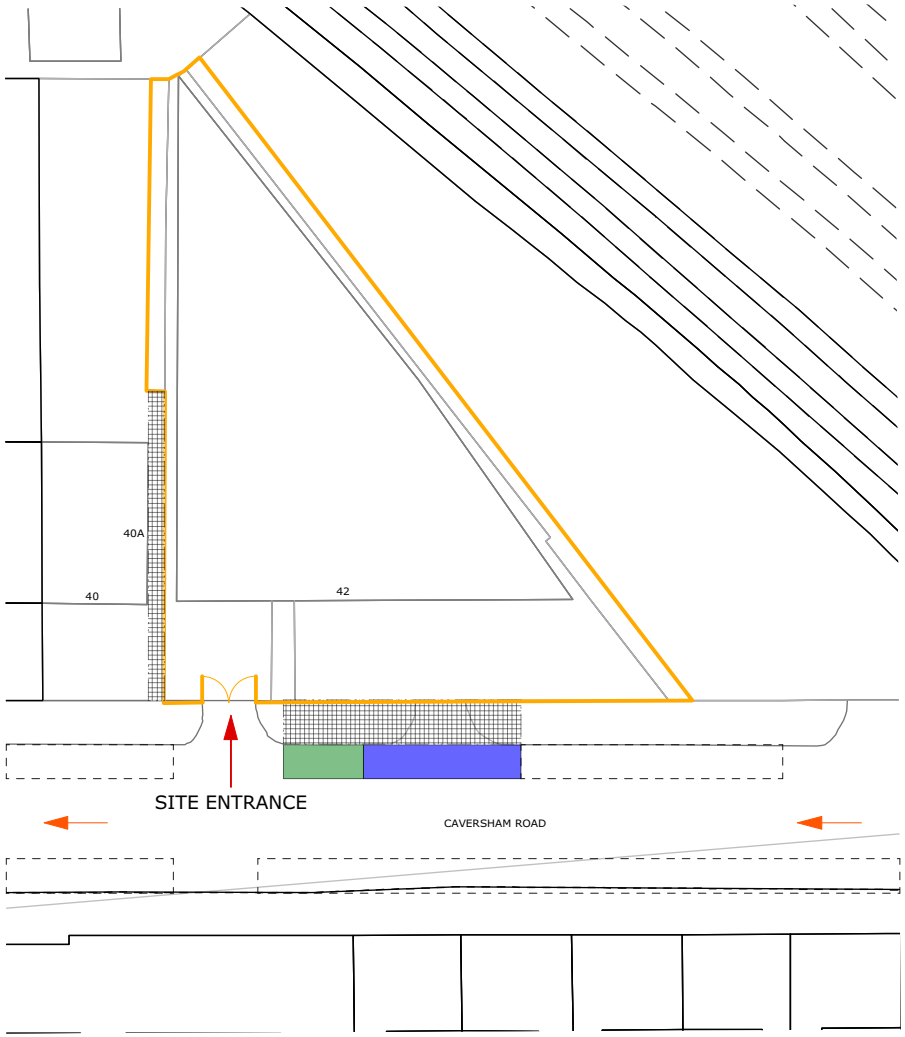
1217-NMC-XX-ZZ-M2-B-00000_Location Plans.vwx

TFL Road Network Map



Map source: http://content.tfl.gov.uk/tfl-base-map-master.pdf

Appendix F: Site Set Up Plan



For site traffic routing, see Highway Network Plan.

Site Entrance and deliveries will be marshalle.

KEY

- Parking Bays
- Site Traffic Routing
- Site Hoarding Line
- Min. 1m clear protected walkway below gantries for private access to No. 40A and for pedestrians/cyclists
- Kerb-side site deliveries area and skip location
- Welfare facilities (double storey)

P1 04/10/16 For Updated CMP Report
revisions:

All dimensions and areas are approximate and are to be verified on site. Do not scale.

Purpose of issue:
For Information

Norton Mayfield Architects
Harland Works, Unit 7
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Client:
Dexbay Properties Ltd

Project Title:
42 Caversham Road
London, NW5 2DS

Drawing No:
1217-NMC-XX-ZZ-DR-B-00003

Drawing title:
Site Set-Up Plan

Project No:	Status:	Rev:	Scale:
1217	S2	P1	1:500@A4

-ZZ-M2-B-00000_Location Plans.vwx

Appendix G: Noise & Vibration Report

ATSPACE
Total Building Compliance

Norton Mayfield Architects LLP

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42 Caversham Road London NW5 2DS

Revised Acoustic Assessment of Proposed Apartments

April 2015

Reference 3566

Fieldgate Nurseries Unit 32 Station Road, Meldreth, Royston, Herts SG8 6JP | **T:** 01763 268 685

Registered in England No. 8086772. VAT No. 934 3705 24 **E:** info@atspaceltd.co.uk **www.atspaceltd.co.uk**

1. INTRODUCTION

Following an assessment of potential noise and vibration impact on the proposed residential development, at 42 Caversham Road, London NW5, in December 2013, a revised layout has now been assessed, as requested by Norton Mayfield Architects. A survey of noise and vibration levels was carried out In December 2013, the results of which remain valid.

The measurements and assessment were carried out by John Hyde, acoustics director at Atspace Ltd, a member company of the Association of Noise Consultants. He is a Member of the Institute of Acoustics and the Institute of Physics, and has over 30 years experience as a noise and acoustics consultant and has lectured on acoustics at North East London College.

2. UNITS

It has become practice to measure sound levels in decibels (dB). The decibel scale is logarithmic rather than linear. It is helpful to remember that a noise level change of 3dB on a sound meter reading would not be readily perceptible, and that an increase of 10 dB is perceived, subjectively, as a doubling of loudness. The human ear responds differently to sounds of different frequencies. The ear "hears" high frequency sound of a given level more loudly than low frequency sound of the same level. The A-weighted sound level, dB(A), takes this response into consideration and is commonly used for measurement of environmental noise in UK. It indicates the subjective human response to sound.

Environmental noise levels vary continuously from second to second. It is clearly impractical to specify the sound level for each second thus time averaging is required. In practice human response has been related to various units which include allowance for the fluctuating nature of sound with time. For the purpose of this report these include:

$L_{Aeq,T}$: the equivalent A-weighted continuous sound level over period T.

This unit relates to the equivalent level of continuous sound for a specific time period T, for example 16 hr for daytime noise. It contains all the sound energy of the varying sound levels over the same time period, and expresses it as a continuous sound level over that period. The unit is widely used for assessing

traffic, transportation and industrial noise for planning purposes.

$L_{A10,T}$: the A-weighted level of sound exceeded for 10% of the time period T.

This unit is used for traffic noise measurement and is the preferred unit for prediction of traffic noise in the Department of the Environment publication, 'Calculation of Road Traffic Noise'.

$L_{A90,T}$: the A-weighted level of sound exceeded for 90% of the time period T.

This latter unit is commonly used to represent the background noise, and is used in assessing the effects of industrial noise in UK.

3 ASSESSMENT METHODOLOGY

Planning Guidance

Planning guidance on noise is set out in the 'Noise Policy Statement for England' (NPSE) which reinforces the three policy aims of the 'National Planning Policy Framework' as follows:

- *Avoid significant adverse impacts on health and quality of life*
- *Mitigate and minimise adverse impacts on health and quality of life*
- *Where possible, contribute to the improvement of health and quality of life*

In order to apply objective standards to the assessment of noise which uphold these policy aims, the effect of introducing a particular noise source may be determined by several methods, as follows:

- The effect may be determined by reference to guideline noise values. BS8233:2014 and WHO 'Guidelines for Community Noise' contain such guidelines
- The effect may be determined by considering the change in noise level that would result from the proposal in an appropriate noise index for the characteristic of the noise in question.
- Another method is to compare the resultant noise level against the background noise level of the area, as used in BS4142:2014 to determine the likelihood of complaints from noise of an industrial nature.

Internal Noise Levels

WHO Guidelines suggest internal noise levels by day of 35dB $L_{Aeq\ 16hr}$ and 30dB $L_{Aeq,8hr}$ in bedrooms during the night time (2300 - 0700). In addition it is recommended that peak noise levels (L_{Amax}), should not exceed 45dB(A) inside bedrooms at night. These guidelines are used by most Local Authorities and are considered to be a good design standard.

Noise transmission between dwellings is controlled through the requirements of Building Regulations Part E, 'Resistance to the Passage of Sound'. This document states minimum sound insulation standards for walls and floors which separate dwellings and specifies acoustic treatment for common areas in multi-residential buildings.

External Noise Levels

The WHO Guidelines also recommend that external noise levels in amenity areas, including gardens, should not exceed $L_{Aeq\ 16hr}$ of 50-55dB.

Vibration

BS6472 provides a method of estimating the VDV from measured values of vibration and gives a set of curves relating to levels likely to cause annoyance The standard recognises that human response to vibration depends on a number of factors including the time of day and the use made of occupied space in buildings. Thus, for example, night time is a more sensitive period than during the day

Once values of VDV have been determined for a particular set of conditions, BS6472 provides a table that can be used to assess the resulting degree of adverse comment. The values used in this assessment are 0.2 $ms^{-1.75}$ for a low probability of adverse comment during the day and 0.13 $ms^{-1.75}$ for night time periods.

Criteria for evaluating the effect of vibration on building structures have been summarised in a UK standard, BS7385 (1993). These levels in terms of peak particle velocity (PPV) are very conservative and give an indication of safe limits to prevent the onset of superficial damage such as surface cracking. The guideline recommended for superficial damage was 5 mms^{-1} PPV for standard buildings. However, BS5228:2009 part 2 'Noise and vibration control on construction and open proposed developments', suggests that PPV of 1mms^{-1} is the onset of annoyance from vibration and this level has been used

as a criterion in this assessment in addition to the BS6472 criteria.

4 NOISE MEASUREMENTS

Measurements of noise and vibration were carried out on 4th December 2013 at the site of the proposed development. The railway measurement position was at the side of the existing building facing the railway, inside the building supplies yard at first floor level, one metre from the façade at a height of 3m above the ground level, shown as Position 1 in Figure 1. There were occasional vehicle movements within the yard and this noise was included in the measurements.

Measurements of traffic noise on Caversham Road were taken at a distance of 5m from the kerbside shown as Position 2 in Figure 1. Weather conditions throughout both sets of measurements were dry and cold with a light easterly wind.

The railway noise measurements were carried out using a Svan 955 Type I integrating sound level meter, Serial No. 27330, and the traffic noise levels were measured using a Norsonic 118 analyser, Serial No. 31501, calibration certificates are available for both instruments. The analysers were calibrated before and after each set of measurements; no drifting of the calibration signal was detected. Railway noise measurements were undertaken for a 24 hour period and the traffic noise measurements for 4 hours. The following parameters were recorded:

- L_{Aeq} The equivalent continuous noise level, a measure of the average noise energy for the 1 hour period
- L_{Amax} The maximum noise level during the measurement
- L_{A90} The level exceeded for 90% of the time, the background level
- L_{A10} The level exceeded for 10% of the time, used for the traffic noise measurement.

The results are shown in Tables 1 and 2.

Table 1: Hourly Railway Noise Levels

Time	LA90	LAeq	LAmax
	dB	dB	dB
1100	53.9	62.1	78.3
1200	53.2	61.8	79.6
1300	52.6	63.8	77.0
1400	53.5	62.3	78.2
1500	54.2	62.5	77.1
1600	55.5	62.8	79.6
1700	55.2	63.2	78.7
1800	53.7	63.5	78.7
1900	55.1	64.4	80.3
2000	52.8	64.5	80.3
2100	53.3	62.1	79.6
2200	52.5	60.3	77.9
2300	51.1	59.8	76.4
0000	49.3	58.7	74.3
0100	47.5	58.0	76.0
0200	45.1	57.6	75.2
0300	42.6	58.2	71.3
0400	45.3	57.4	74.5
0500	49.8	61.0	76.1
0600	51.4	64.3	75.9
0700	53.7	64.5	79.7
0800	52.7	63.5	77.2
0900	55.0	63.0	79.9
1000	53.4	64.2	79.7

$L_{Aeq,16hr}$ 63.3dB
$L_{Aeq,8hr}$ 60.0dB

Table 2: Traffic noise levels on Caversham Road

Time	LA90	LAeq	LA10	LAmax
	dB	dB	dB	dB
1100	49.6	61.1	63.8	71.9
1200	51.3	60.5	63.1	73.2
1300	50.2	58.6	61.5	70.6
1400	49.2	57.9	60.7	69.0

$L_{Aeq,4hr}$ 60.1dB (day)

5 VIBRATION MEASUREMENTS

Measurements of groundbourne vibration from the railway were taken at Position 1 using a Vibrock V901-2 seismograph, Serial No. 775, two channel recorder, fitted with PPV and VDV transducers. PPV levels from passing trains were recorded for a period of 2 hours and the results are shown in Table 3. The instrument also estimated 8 hour and 16 hour VDV levels, extrapolated from the train movement frequency during the measurement period.

Table 3: Results of vibration measurements

Time	PPV mm/s
1007	0.28
1011	0.34
1017	0.20
1022	0.42
1030	0.11
1038	0.11
1041	0.40
1046	0.13
1047	0.27
1052	0.27
1054	0.40
1059	0.39
1105	0.14
1109	0.17
1110	0.10
1116	0.28
1119	0.22
1125	0.23
1129	0.26
1136	0.14
1144	0.18
1145	0.23
1152	0.27
1158	0.35
1206	0.35
1210	0.09
1211	0.21

Vibration Dose Value (VDV) 16hr estimated by instrument: 0.083m.s$^{-1.75}$

Vibration Dose Value (VDV) 8hr estimated by instrument: 0.051m.s$^{-1.75}$

Staff involved with noise and vibration measurements were fully competent, either being Members of the Institute of Acoustics or holding a Certificate of Competence in Environmental Noise Measurement.

6 ASSESSMENT

Railway Noise

The measurement survey resulted in a daytime façade noise level $L_{Aeq,16hr}$ of 63.3dB on the northeast boundary of the site at first floor level. At lower and upper ground floor levels the noise level would be slightly less due to screening by the wall of the adjoining builders' yard. Thus in order to achieve an internal noise level of 30dB, as required by BS8233, a façade reduction of at least 34dB would be needed (rounded up to the nearest dB).

The first floor living area of Unit 08 has been used to determine the composite sound reduction through the windows as this section of the façade is most exposed to railway noise. The calculation takes account of the areas of window and wall on each part of the façade. It was assumed that the wall masonry construction would be brick/block cavity, giving a sound reduction R_w of at least 52dB. On the basis of the calculation, the windows would need to provide a reduction of at least 29dB in order to give an overall façade sound reduction of 34dB. This would be achieved using 6mm/16mm/4mm double glazed units, with a R_w+C attenuation of 30dB.

At night the $L_{Aeq,8hr}$ was 60.0dB thus, as this was lower than the daytime level, the same glazing would ensure that the night time internal noise level criterion of 30dB would also be met. The night time maximum noise level was 76.4dB(A), thus the same glazing configuration would result in an internal level of 41dB(A) which is less than the 45dB(A) required by BS8233.

In order to maintain this level of sound reduction it would be necessary to keep windows closed thus background ventilation would need to be provided. This would need to achieve at least the same sound attenuation as that achieved by the façade. An acoustic airbrick would be suitable to provide the background ventilation when the windows are closed, (such as the AAB-4000 supplied by Greenwood Airvac which provides an attenuation of 47dB), or acoustically treated trickle vents within the widow frames, such as Slotvent,

which provide an attenuation of 35dB. Alternatively higher airflows could be achieved using a mechanical ventilator such as the AAF/S acoustic fan also supplied by Greenwood.

Traffic Noise

Traffic noise on Caversham Road measured over a daytime four hour period was found to be $L_{Aeq,T}$ 60.1dB. This value was considered to be a worst case equivalent to the $L_{Aeq,16hr}$ daytime value, as evening noise levels would be lower, thus reducing the 16 hour average figure. This was measured at 5m from the kerbside, thus, as the proposed building is at 10m from the kerbside an attenuation of 3dB would apply, however, there would also be a façade correction of 3dB, the façade noise level would be 60dB.

Using the same glazing as proposed for railway noise, the sound attenuation would be slightly less at 28dB (R_w+C_{tr}) due to the larger component of low frequencies in traffic noise. After taking account of the composite façade sound reduction of 32dB, the internal noise levels in bedrooms/living rooms of first floor units 06 and 09, facing Caversham Road, would be 28dB which is less than the required 30dB.

Ventilation as proposed above for railway noise, would also be needed for all rooms on the south façade, facing Caversham Road.

External Noise

According to WHO Guidelines, noise in amenity areas should not exceed $L_{Aeq,16hr}$ of 50-55dB. This includes terraces and coutyards. The courtyard areas of Units 1, 2, 3, 4 and 5 are below ground level and therefore adequately screened from railway and traffic noise. The screening would provide an attenuation of at least 10dB, thus meeting the Guideline requirement of 50 to 55dB.

The terraces of Units 6, 7, 10, 11 and 12 are enclosed and therefore meet the external noise guideline requirement.

Internal sound insulation

In order to comply with Building Regulations Part E 'Resistance to the passage of sound', the sound insulation of party walls and floors have to meet minimum standards. For newly built flats, the airborne sound insulation of walls and floors between flats should not be less than $D_{nT,w}+C_{tr}$ 45dB. In addition the impact sound insulation should be a maximum $L_{nT,w}$ $+C_{tr}$ 62dB.

The sound insulation of the walls between flats and staircases should be at least $D_{nT,w}+C_{tr}$ 43dB and the sound insulation floors between flats and staircases should be at least $D_{nT,w}+C_{tr}$ 45dB.

Party walls should be of masonry construction and in order to meet the 45dB standard, should consist of cavity blockwork with a minimum 75mm air gap. The blocks should be 100mm wide and either lightweight (1350-1600 kg/m^3) or dense (1850-2300kg/m^3) with either 13mm render and plaster both sides or plasterboard (8kg/m^2) mounted on dabs on 8mm sand cement render on both sides. (A 8mm parge coat can be used instead of the sand cement render) The same construction detail applies to walls between the staircases and the flats. The addition of insulation to the cavity would increase the sound insulation by 3-5dB.

Metal or timber stud partitions could also be used for party wall construction and further details can be supplied if required.

Internal partitions between rooms within each flat, need to meet the Building Regulations sound insulation requirement of R_w 40dB. This would be achieved using 100mm blockwork plastered both sides. This standard would also be achieved using a single layer of plasterboard on timber or metal stud partitions with 25mm insulation in the cavity.

There is also a Building Regulations (E3) requirement to ensure that reverberation in common areas is reasonable. This applies to staircases, corridors and entrance halls used for common access. Reverberation is controlled by ensuring that the ceilings or staircase walls are covered with an area of Class C absorbent material, at least equivalent to the area of the floor. Most acoustic tiles meet this standard. In addition it is recommended that corridor floors are carpeted.

Vibration

The measured levels of vibration from trains were found to be below the annoyance level of 1mms^{-1} recommended in BS5228 and below the threshold levels of BS6472, where there would be a low probability of adverse comment. The estimated daytime level of 0.083$m.s^{-1.75}$ was below the criterion of 0.2$m.s^{-1.75}$ and the estimated night time level of 0.051$m.s^{-1.75}$ was below the criterion of 0.13$m.s^{-1.75}$.

7 CONCLUSION

Measures have been recommended that should enable the internal and external noise standards of BS8233 and WHO Guidelines to be achieved following the reconstruction of 42 Caversham Road.

Forms of construction have been described that will meet the sound insulation and reverberation requirements of Building Regulations Part E.

Figure 1: Noise measurement positions

Appendix H: Demolition Method Statement

CLIENT	S & S Quality Build
CONTRACT TITLE	Structural Demolition
SITE ADDRESS	42 Caversham Road, London NW5 2DS
START DATE **DURATION**	T.B.C 4 Weeks

METHOD STATEMENT

STRUCTURAL DEMOLITION

ISSUE CONTROL

This document remains the property of Lantern Services and is issued to the person named below within the Distribution List (the holder) on the understanding that it shall remain in the safe custody of the holder and, on completion of the Project, be either kept within the Project Health & Safety File, or, returned to Lantern Services (as applicable).

The holder shall be responsible for complying with the instructions that accompany revisions.

The Project Manager or his / her nominee shall only issue revisions. The revision number and an asterisk along the margin shall identify amendments. The controlled copy number shall be entered in red ink

Controlled Copy No: **01** Issued to **Client**

SIGN

NAME	Noel Dennehy **Contract Manager**	**S & S Quality**
	APPROVED BY	**APPROVED BY CLIENT (IF APPLICABLE)**

REV	DATE	STATUS / DESCRIPTION OF CHANGES
Draft	19.01.16	Issued for review
DOCUMENT NO.		LANMS04/12/3189

CONTROLLED COPY DISTRIBUTION LIST

CONTROLLED COPY NO.	JOB TITLE
01	Client / Project Manager
02	CDM Co-ordinator
03	Project Manager

CONTENTS

1.0 INTRODUCTION – SCOPE OF WORKS

This Method Statement describes the procedures to be followed, the sequence of operations and the Safe System of work to be adopted/implemented for the structural demolition of the building

Our scope of works for this project is;
Soft stripping.
Demolition.
Ground obstruction removal.
Leave site clean and tidy.

2.0 PRE-COMMENCEMENT REQUIREMENTS

2.1 Pre-Commencement Survey

The Project Manager has visited the site and carried out a site survey to identify and establish, with the Client, the details and level of work required.

2.2 Isolation / Disconnection of Existing Services – Service Disconnection

Isolations and disconnections is the responsibility of the client and termination certificates shall be obtained prior to the commencement of our works.

2.3 Asbestos

The client is to arrange for a refurbishment and demolition asbestos survey. If any asbestos containing materials (ACMs) are identified they will be removed and disposed of by a competent sub-contractor before our works commence.

Should we come across any asbestos containing materials during our works we shall immediately suspend working and report the finding to the client. The materials will be photographed, quantified and then the plan of action for its removal will be agreed.

2.4 Working Hours

Monday to Friday 08.00 to 18.00
No Saturdays, Sundays or Bank Holidays

2.5 Dust Suppression

A portable mechanical jet wash with lance will be used throughout the demolition to eliminate the release of dust into the surrounding areas.

2.6 Site Security

The client is responsible for erection of hoardings/temporary fencing to demarcate the site from the public.

3.0 SEQUENCE & METHODOLOGY OF WORK

After the pre-commencement requirements have been carried out (as described in section 2 of this document) our works will begin with the demolition.

1. Sequence and Methodology of Work.

Soft Stripping

Our first stage of works will be the soft stripping of the building. This will be done using manual labour and hand/110v power/24v cordless tools. The waste materials arising from this work will be segregated into the appropriate waste streams and transferred to 40 yard bins for subsequent removal from site and disposal/recycling.

Any stripping works involving working at heights will be kept to a minimum and where necessary carried out working from podiums/scaffold towers ensuring that the wastes/materials are removed in small manageable pieces. Scaffold towers will be constructed and erected by trained PASMA operatives.

Machine Demolition

Once the building has been stripped the works will start with the structural demolition.
For this a demolition specification 360 excavator with selector grab attachment will be used. The building will be carefully and systematically grabbed apart from the front at the top and working downwards then gradually working through the building to the rear.

Measures will be taken to ensure that the area is protected and that no person is subjected to the risk of falling materials by using barriers to segregate pedestrian and plant traffic. Water suppression will be used throughout the demolition process to eliminate the release of dust.

The resultant wastes will be removed from site by Grab/Tipper Lorries and disposed of at a recycling facility.

The boundary wall to the left hand side of the property as you look at it from the road will be demolished by hand using hand held breakers from scaffold towers.

All ground obstructions (foundations and slabs) will then be removed using the 360 excavator with breaker/bucket attachments. These wastes will be dealt with as above. Any voids left as a result of these excavations will be backfilled with suitable materials from the site.

Wastes shall be handled in line with our Sustainability Policy by reusing, recycling and material recovery. Lantern Services is determined to prevent or reduce sending of wastes to Landfills.
Prior to commencement of work, operatives must wear the appropriate PPE, e.g. Hard Hats, Safety Shoes, Goggles, Face Masks and Nose Masks (where necessary), Gloves, Overalls (where necessary) and Hi-visibility Vests.

Once the above works are complete the whole site will be cleaned and tidied ready to obtain approval from the client and be handed over.

4.0 RESOURCES

4.1 Plant Requirements

Hand/110v/Battery operated tools
Grab/Tipper Lorries.
Roll On/Roll Off Bins
360 Demo Spec Excavator with various attachments
Jet washer

4.2 Labour Requirements – Maximum of 6 on site
General Operatives & Labourers
Plant Operators
Supervisor

3. PPE
Hard Hats
Safety Shoes
Goggles
Face/Nose Masks (FFP3)
Gloves (Latex coated, EN388 CAT 11)
Hi Visibility Vests

5.0 PROGRAMME

The Work is scheduled to commence on **T.B.C**
The total duration for the demolition work will be: **4 Weeks**.

6.0 SAFE SYSTEMS OF WORK

6.1 Access and Security

Access to the site will be gained from the existing entrance on Caversham Road.

Access to our areas of work will be restricted only to our staff and operatives. Every operative will be given a safety induction and site rules talk prior to commencing work on site.

6.2 Other Arrangements

All operatives will wear PPE which, as a minimum, will include hard hat, safety boots, goggles and gloves.

The site must be continually damped down using mechanical water sprayers to prevent the escape of dust.

Signage will be used to give warnings, danger alerts, mandatory requirements and prohibitions.

Plant to have up-to-date Statutory Testing / Inspection Certificate. Plant and equipment will be checked prior to use by the plant operative. The plant operative will be competent to operate his plant.

7.0 HEALTH HAZARDS

Significant risks associated with our works are:
Asbestos.
The identification of buried / underground services;
Noise;
Security including Plant Security;
Fire;
Falling Structure / Objects;
Traffic management – moving plant & equipment.

As our scope of work involves demolition we shall implement the following measures to reduce dust emission from our work area:

Dust suppression of the demolition areas using water-spray.
Good housekeeping procedures should prevail during the demolition operation.
Demolition Operatives shall wear protective clothing, which shall be removed before leaving the demolition zone.

8.0 TRAINING

All operatives will receive Site Induction which will consist of the briefing of the method statement, hazards associated with the work including the identified/established controls, site rules, site security, plant security, traffic management, noise, dust, fire/emergency procedure, accident/incident reporting, etc.

All operatives will hold CSCS/CCDO certification and plant operators will have CPCS certification. Supervisors will hold SSST certification.

9.0 WORKING AT HEIGHTS

Any working at heights will be kept to a minimum but where necessary we shall use scaffolding and podiums with our operatives being harnessed to a safe anchorage point at all times.

See attached risk assessments

10.0 FIRST AID

To be supplied by the client

11.0 FIRE

The overall arrangements for fire emergency shall be in line with the site's arrangements. The Project Manager shall establish that overall arrangement in liaison with the client and communicate the details to the Site Supervisor and to the site staff / employees through site induction and notices.

12.0 EMERGENCIES

Information on the location of the Fire Assembly Point will be given during Site Safety Induction.

The nearest A & E hospital is:

The Whittington Hospital

020 7272 3070 Magdala Avenue , London, N19 5NF

Emergency Numbers

Fire: 999 or 112 (on mobile phones)

Ambulance: 999

Police: 999 or 112 (on mobile phones)
Environment Agency 0845 9333111
Local HSE 0845 345 0055

13.0 Site Management / Supervision Names & Contact Numbers

Lantern Services Site Supervisor: **T.B.C**

Lantern Demolition Project Manager: Noel Dennehy
Tel.: 07767 420240.
Lantern Services Office: Tel.: 01707 654465

(Client) Site Management Representative: **T.B.C**

14.0	PLANT – Certification & Plant Checks

Plant, Lifting Accessories and Machinery will be certificated. Certificates will be made available on site at all times.

15.0	COSHH

Material Safety Data Sheets (MSDS) which contain information useful for assessing risks posed by such chemicals and substances will be obtained at the time of purchase of the chemical/material. A COSHH Assessment will then be carried to establish the appropriate controls necessary to reduce the risks to as low as reasonably practicable.

16.0	Welfare Facilities

To be supplied by the client.

Appendix A.

TOOLBOX TALK

BE A GOOD NEIGHBOUR

Many in the local community will regard the start of construction work in their neighbourhood with great concern.

The public are often afraid that construction work will bring noise, dust, road closures, increased heavy road traffic and disruption to normal life.

Being a good neighbour means all those involved in a construction project acting with consideration for all those who live and work in the area surrounding the construction site to minimise their inconvenience.

Public image Being a good neighbour creates a positive image of your company
Avoid client dissatisfaction If neighbours complain to their Local Authorities about dust or noise nuisance caused, the Local Authority can impose conditions and restrictions on working hours, which can lead to delays and dissatisfied clients.
Avoid prosecution If any problems being caused by dust or noise are not satisfactorily resolved the Local Authority can prosecute those responsible.

DO

- √ Be polite and considerate to members of the public at all times
- √ Take accurate notice of any complaint made by a neighbour and pass it on to your line manager
- √ Use only designated parking areas, if they are provided, otherwise always park vehicles with consideration for the needs of local residents and others
- √ Keep dust and noise to a minimum
- √ Always close any noise reducing engine covers while plant is in use
- √ Always Keep your working area tidy and leave the area tidy every day – exchange your skips as soon as they are full or nearly full. Do not leave any oil / chemical spillage uncleared.
- √ Always erect secured / tied barriers to protect and safeguard your work-areas

DON'T

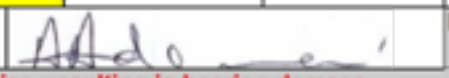
- DON'T obstruct vehicle accesses or driveways to neighbouring properties
- DON'T obstruct public rights of way such as pavements, footpaths, bridleways
- DON'T trespass on neighbour's land
- DON'T leave engines running unnecessarily
- DON'T shout on site or have noisy radios on

- DON'T shout or whistle at passers-by
- DON'T drop litter or leave sites untidy
- DON'T leave your site barriers open at any time.

Appendix B. Risk Assessments

RISK ASSESSMENT FOR NOISE

Risk Rating pre control measures	High	Medium	Low	Eliminated

Name:	Albert Adeniran	Signature:		DATE: 19.01.16

HAZARD - Exposure to prolonged excessive noise, resulting in hearing damage.

Risk Description	Other Risks (To be compiled by risk reviewer)
• Failure to control and protect employees and others from noise generated in the workplace • Unacceptable noise levels causing environmental disturbance. • Severe exposure resulting in temporary or permanent hearing damage. • Poorly maintained plant and equipment. • Unidentified noise levels. • Inadequate personal protective equipment. • Failure to provide noise assessment	

CONTROL MEASURES,	Implemented
• Noise assessment required to establish workplace noise levels.	• Yes / No
• Provide ear protection for employees exposed to levels more than 85db (A) averaged over an eight hour period.	• Yes / No
• Where employees are exposed to levels of 80db(A) or more, take steps to reduce noise levels at source; also provide suitable hearing protection and instructions for maintenance and use.	• Yes / No
• If still above 85db(A) Post noise hazard warning signs. Create Noise protection zone.	• Yes / No
• Eliminate nuisance noise by turning off plant when not in use.	• Yes / No
• Use mufflers to reduce exhaust. Emissions repair and maintain airlines, keep compressors doors closed.	• Yes / No NOT APPLICABLE

New / Revised Control measures (To be compiled by risk reviewer)

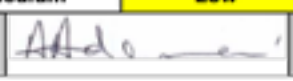
None

INFORMATION TO EMPLOYEES TO INCLUDE:	Provided By
• Obey all hazard warnings / zones. • Wear ear protectors when using power tools / plant with high noise emissions. • Instruct on the maintenance and use of ear protectors. • Turn off plant when not in use.	

Are there any additions to the standard control measures / Information to Employees	Yes / No

No Site specific Noise Assessment required.

Risk Rating - Post Control Measures	High	Medium	Low	Eliminated

Name:	Albert Adeniran	Signature:		Date	19.01.16

Other Information.

Risk Assessment By: Noel Dennehy **Approved By.:** Noel Dennehy

Activity / Project: Demolition Works **Location:** 42 Caversham Road London NW5 2DS

Risk Assessment Ref.: 09/15 Rev. 1 Initial Issue Date: 19.01.16 Revision Date: N/A

Activity affecting

(Tick appropriate box) Employee √ Third Party Vehicle Plant √

Property √ **RISK RATING (R) = LIKELIHOOD (L) X SEVERITY (S)**

Building Demolition – Working At Height

	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
1	Falling Material & Hand Tools	• Injury to parts of the body (e.g. eyes, head, body, etc); • Trip Hazard	**3**	**4**	**12**	• Ensure the working area is protected from access by non-workers; • Implementation of Safe System of Work; • Competent (skilled and experienced) Operative; • Good Housekeeping.	**1**	**5**	**5**	Site Manager / Supervisor	
2	Fall	• Serious Injury • Damage to / Broken parts of the body	**3**	**4**	**12**	• Work from the erected Scaffolding or Podium. • Work behind protected edges or guard; • Podium has lockable guards • All guards must be in place prior to the use of the podium • Podium to be erected by trained and competent operatives.	**1**	**4**	**4**	Site Manager / Supervisor	None
3	Over-reaching & Over-balancing (Stretching)	• Musco-skeletal strain • Long-term health problems • Fall • Injuries	**4**	**4**	**16**	• Choice and use of Podium/tower with the correct platform height • Competent (skilled and experienced) Operative • Implementation of safe system of work	**1**	**4**	**4**	N/A	None

Likelihood Severity (Health & Safety) **Severity (Environmental)**

1 = Very unlikely 1 = Minor injury 1 = Minor environmental incident with no legislative breach

2 = Unlikely 2 = Lost time injury 2 = Potential for complaints from local residents, no legislative breach

3 = Likely 3 = Reportable injury/dangerous occurrence 3 = Potential for lost time/complaints from Local Authority for legislative breach

4 = Very likely 4 = Major injury 4 = Minor legislative breach with potential for prosecution

5 = Certain 5 = Fatality 5 = Potential for major environmental incident with high clean up and/or prosecution costs

Risk Rating 1 – 4 = Low 5 – 9 = Medium 13 – 25 = High

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
1	Plant & Machinery not Secure	• Theft of plant or machine • Damage to surrounding structures by trespasser operating the insecured plant / machinery • Serious Accident by tresspasser	**3**	**4**	**12**	• Plant operators instructed at site induction and through site rules to always remove keys from ignition when plant / machinery is static and not working • Competent and experienced Plant Operators •	**1**	**4**	**4**	Plant Operators; Site Supervisor / Manager	None
2	Accidental Collapse of Structure	• Death • Serious Accident • Serious Injury	**3**	**5**	**15**	• Working in accordance with established Safe Systems of Work • Use of competent & experienced Demolition Operatives • Pre-work Briefings • Use of Information & Instruction • Pre-work survey & planning	**1**	**5**	**5**	Demolition Operatives; Project Manager	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
3	Dust from demolition work	• Environmental Nuisance to neighbouring surroundings • Health problems to operatives caused by inhalation of dust • Decline in air quality	**3**	**4**	**12**	• Work area should be sheeted where practicable to prevent dust generation • Use of dust suppression • Screening required adjacent to sensitive receptors • Operatives to wear dust masks •	**1**	**4**	**4**	Site supervisor / Demolition Operatives	None
4	Manual Handling	• Long-term health problems • Musculo-skeletal Disorder (MSD) • Back Ache / Pain	**2**	**4**	**8**	• Experienced & skilful operatives • Training, Instruction & Information on Manual Handling • Use of mechanical handling for heavy & awkward loads Manual Handling Risk assessment & implementation of controls identified	**1**	**4**	**4**	Site Supervisor / Demolition Operatives	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
5	Noise & Vibration from Plant, Vehicles, Equipment & Tools	• Nuisance and disturbance to nearby units / departments • Damage to adjacent buildings • Whole-body vibration • HAVS Legislative breach	**3**	**4**	**12**	• Use of correct PPE i.e. Ear Muffs / Defenders • Restrict type of plant and equipment (use super silenced generators & low vibration equipment) • Shut down plant and equipment when not in use • Noise Monitoring • Use of breaks between stages of work and work rotation to minimise HAVS Use of well maintained plant • Construction / Erection of hoardings • Communication with local residents (mail drop) • Restrict methods of working & work areas • Site induction & tool box talks	**1**	**4**	**4**	N/A	None
6	Flame-cutting activities	• Fire • Fumes • Inhalation / Asphyxiation • Structural Damage	**3**	**4**	**12**	• Use of Hot Works Permit where practicable • Provision of suitable fire-fighting equipment – 1 kg Powder Fire Extinguishers in the Vicinity of Work • PPE – Flame retardant overall, Face Mask	**1**	**4**	**4**	Demolition Operative / Site Supervisor	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
7	Use of abrasive wheels	• Serious injury to operatives • Production of dust	**2**	**3**	**6**	• Only trained and certificated operatives are allowed to fit or change abrasive wheels blades • Induction / Toolbox Talks •	**1**	**3**	**3**	Demolition Operatives Site Supervisor	None
8	Refuelling of Plant & Equipment	• Environmental nuisance Fuel spills onto land / surface water drainage	**2**	**3**	**6**	• Designated refuelling area • Drip trays must be used when refuelling • Bags of granules and/or Saw-dusts to be readily available on site • Spill kits to be made readily available on site • Use of Double skinned fuel bowser • Provision of Information & Instruction	**1**	**3**	**3**	Site Supervisor / Demolition Operatives	None
9	Fire	• Death • Asphyxiation • Structural collapse	**2**	**5**	**10**	• Keep ignition source away from the work-area • Provision of information & instruction for operatives not to smoke in the area • Provision of suitable & adequate Firefighting Appliances (e.g. Powder Fire Extinguishers) in the Work-areas	**1**	**5**	**5**	Project Manager / Site Supervisor / Demolition Operatives	N/A

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
10	Handling & Storage of Wastes	• Nuisance to local environment • Nuisance and health risk to operatives • Waste disposal to landfill • Pollution to Air, & Land • Cross contamination of Wastes • Contravene Duty of Care • Poor Housekeeping	**4**	**3**	**12**	• Keep all skips labelled, covered and regularly emptied • Waste segregation to different waste streams • Licensed carriers and tip used to dispose wastes • Compliance to Duty of Care e.g. using Waste Transfer Notes with EWC Codes when disposing wastes • Identify opportunities using waste hierarchy (reduce, re-use, recycle, recover) • All waste containers to be strong and secure • Locate skips clear of sensitive areas such as water courses and surface water drainage systems •	**1**	**3**	**3**	Project Manager / Site supervisor / Demolition Operatives	None

Likelihood Severity (Health & Safety) **Severity (Environmental)**

1 = Very unlikely 1 = Minor injury 1 = Minor environmental incident with no legislative breach

2 = Unlikely 2 = Lost time injury 2 = Potential for complaints from local residents, no legislative breach

3 = Likely 3 = Reportable injury/dangerous occurrence 3 = Potential for lost time/complaints from Local Authority for legislative breach

4 = Very likely 4 = Major injury 4 = Minor legislative breach with potential for prosecution

5 = Certain 5 = Fatality 5 = Potential for major environmental incident with high clean up and/or prosecution costs

Risk Rating 1 – 4 = Low 5 – 9 = Medium 13 – 25 = High

Risk Assessment By: Noel Dennehy **Approved By.:** Noel Dennehy

Activity / Project: Demolition Works **Location:** 42 Caversham Road London NW5 2DS

Risk Assessment Ref.: 09/15 Rev. 1 Initial Issue Date: 19.01.16 Revision Date: N/A

Activity affecting

(Tick appropriate box) Employee √ Third Party Vehicle Plant √

Property √ **RISK RATING (R) = LIKELIHOOD (L) X SEVERITY (S)**

	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
11	Buried / Underground Services	• Electric Shock • Burns • Fire • Explosion	**3**	**5**	**15**	• Operatives are to be instructed to treat all services as if they are live and take precautionary measures whilst working around them. • Visual Inspection and identification of services at each stage of the work • Disconnection / Isolation of Electrical Equipment and Sources by the Client prior to commencement of work • CAT Scanning for Services by the Site Manager where possible / practicable	**1**	**5**	**5**	Project Manager / Site Supervisor / Demolition Operatives	Project Manager to obtain Disconnection & Isolation Certificate prior to working in some areas

Likelihood Severity (Health & Safety) **Severity (Environmental)**

1 = Very unlikely 1 = Minor injury 1 = Minor environmental incident with no legislative breach

2 = Unlikely 2 = Lost time injury 2 = Potential for complaints from local residents, no legislative breach

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Activity affecting

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
12	Contaminated / Hazardous Waste	• Nuisance to local environment • Nuisance and health risk to operatives • Waste disposal to landfill • Pollution to Air, & Land • Cross contamination with Controlled Waste • Contravene Duty of Care • Negative Image	**2**	**4**	**8**	• All wagons to be sheeted when leaving site • Keep all skips covered and regularly emptied • Waste segregation • Licensed carriers and tip used • Duty of Care • Identify opportunities using waste hierarchy (reduce, re-use, recycle, recover) • Special Consignment Notes • All waste containers to be strong and secure • Locate clear of sensitive areas such as water courses and surface water drainage systems • Signage • COSHH Assessment • Spill kits • Tool box talks • Site Induction	**1**	**4**	**4**	Project Manager / Site Supervisor	None
13	Housekeeping	• Disorganised & untidy work-area • Accumulated wastes may cause slips & trips	**4**	**2**	**8**	• Adherence to site rules • Site Operatives to be instructed to keep a tidy work-area and site • Provision of suitable storage facilities for wastes	**1**	**2**	**2**	Site supervisor / Demolition Operatives	None

Likelihood Severity (Health & Safety) **Severity (Environmental)**

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Activity affecting

(Tick appropriate box) Employee √ Third Party Vehicle Plant √

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
14	Security inc. Site and Plant Security	• Theft • Trespassing • Vandalism • Damage to plant, equipment and cabin by trespasser • Accidents	**2**	**3**	**6**	• Site Hoarded up. Gate to remain locked at all times • Plant to be locked and key removed from ignition when not in use • Cabin to be secured and locked when not occupied • Adherence to Site Rules	**1**	**3**	**3**	Site Supervisor / Demolition Operatives	None
15	Slips, Trips & Falls due to underfoot conditions	• Injury • Accidents	**2**	**2**	**4**	• Adherence to site rules • Site Operatives to be instructed to be vigilant for underfoot condition and to keep a tidy work-area and site • Use of Safety Shoes	**1**	**2**	**2**	Site Supervisor / Demolition Operatives	None
16	Existing Live (Gas, Water, Electrical & Telecommunication) Services	• Damage to Services • Accidents	**3**	**3**	**9**	• Client to disconnect / terminate services prior to commencement of work	**1**	**3**	**3**	Project Manager / Site Supervisor / Client	Project Manager to obtain Disconnection & Isolation Certificate prior to commencement of work in certain area(s)
17	Presence of Vermin	• Weill's Disease	**2**	**4**	**8**	• Good Housekeeping • Good standard of personal hygiene • Operatives to only eat and drink in the welfare cabin / vans • Operatives to wash hands at all times before eating	**1**	**4**	**4**	Site Supervisor / Demolition Operatives	None

Likelihood Severity (Health & Safety) **Severity (Environmental)**

1 = Very unlikely 1 = Minor injury 1 = Minor environmental incident with no legislative breach

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Activity affecting

(Tick appropriate box) Employee √ Third Party Vehicle Plant √

Property √ **RISK RATING (R) = LIKELIHOOD (L) X SEVERITY (S)**

	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
18	Poor / Inadequate Personal Hygiene	• Sickness • Health problems on site	**2**	**2**	**4**	• Provision of information and instruction on the essence of good personal hygiene through Toolbox Talk and Site Induction	**1**	**4**	**4**	Site Supervisor / Demolition Operatives	None

Likelihood Severity (Health & Safety) **Severity (Environmental)**

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Risk Rating 1 – 4 = Low 5 – 9 = Medium 13 – 25 = High

BRIEFING ACKNOWLEDGEMENT

I, the undersigned confirm that I have been briefed on the contents of this Method Statement & Risk Assessment (RAMS). I also confirm that I fully understand the briefing and agree to apply the controls identified as and when appropriate / applicable during the delivery of this work.

Employee Name	Employee Signature	Date of Briefing

Appendix J: Dust & Emissions SPG Mitigation Checklist

APPENDIX 7 AIR QUALITY CONTROL

MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACK-OUT

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Site management			
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.		XX	XX
Develop a Dust Management Plan.		XX	XX
Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.	XX	XX	XX
Display the head or regional office contact information.	XX	XX	XX
Record and respond to all dust and air quality pollutant emissions complaints.	XX	XX	XX
Make a complaints log available to the local authority when asked.	XX	XX	XX
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked.	XX	XX	XX
Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.	XX	XX	XX
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.	XX	XX	XX

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.			XX
Preparing and maintaining the site			
Plan site layout: machinery and dust causing activities should be located away from receptors.	XX	XX	XX
Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site.	XX	XX	XX
Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	X	XX	XX
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution.		X	X
Avoid site runoff of water or mud.	XX	XX	XX
Keep site fencing, barriers and scaffolding clean using wet methods.	X	XX	XX
Remove materials from site as soon as possible.	X	XX	XX
Cover, seed or fence stockpiles to prevent wind whipping.		XX	XX
Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.		X	XX
Provide showers and ensure a change of shoes and clothes are required before going off-site to reduce transport of dust.			X
Agree monitoring locations with the Local Authority.		XX	XX
Where possible, commence baseline monitoring at least three months before phase begins.		XX	XX

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.		XX	XX
Operating vehicle/machinery and sustainable travel			
Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone.	XX	XX	XX
Ensure all non-road mobile machinery (NRMM) comply with the standards set within this guidance.	XX	XX	XX
Ensure all vehicles switch off engines when stationary – no idling vehicles.	XX	XX	XX
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where possible.	XX	XX	XX
Impose and signpost a maximum-speed-limit of 10mph on surfaced haul routes and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).	X	X	XX
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.		XX	XX
Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).	XX	XX	XX
Operations			
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	XX	XX	XX

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	XX	XX	XX
Use enclosed chutes, conveyors and covered skips.	XX	XX	XX
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	XX	XX	XX
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.		XX	XX
Waste management			
Reuse and recycle waste to reduce dust from waste materials	XX	XX	XX
Avoid bonfires and burning of waste materials.	XX	XX	XX

MEASURES SPECIFIC TO DEMOLITION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	X	X	XX
Ensure water suppression is used during demolition operations.	XX	XX	XX
Avoid explosive blasting, using appropriate manual or mechanical alternatives.	XX	XX	XX
Bag and remove any biological debris or damp down such material before demolition.	XX	XX	XX

MEASURES SPECIFIC TO EARTHWORKS

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces.		X	XX
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil.		X	XX
Only remove secure covers in small areas during work and not all at once.		X	XX

MEASURES SPECIFIC TO CONSTRUCTION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Avoid scabbling (roughening of concrete surfaces) if possible	X	X	XX
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place	X	X X	XX
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.		X	XX
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.		X	X

MEASURES SPECIFIC TO TRACKOUT

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site.	X	XX	XX
Avoid dry sweeping of large areas.	X	XX	XX
Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.	X	XX	XX
Record all inspections of haul routes and any subsequent action in a site log book.		XX	XX
Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned.		XX	XX
Inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;		XX	XX
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	X	XX	XX
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.		XX	XX
Access gates to be located at least 10m from receptors where possible.		XX	XX
Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site		X	XX

XX Highly Recommended X Desirable

Appendix K: Asbestos Report

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Asbestos Re-inspection

42 Caversham Road
Kentish Town
London
NW5 2DS

Project No.:	L-17842
Re-inspection Date:	10/12/2013
Issue No.:	01
Issue Date:	20-Jan-14
Next Re-inspection Due:	N/A

Table of Contents

1.0 Introduction

On behalf of our client, Tetra Consulting Ltd has conducted a re-inspection survey to the defined areas of the site in accordance with instructions received and the brief outlined below.

Surveyor(s): Brenda Taylor - Lead Surveyor

Date(s): 10/12/2013

Date(s) of Original Survey: March 2012

Surveying Organisation: Eton Environmental Services

Tetra Consulting Ltd's brief in this contract can be summarised as follows:

1. To produce a report after re-inspection of specified / recorded asbestos containing materials as detailed in the survey report.

2. To highlight the requirement for possible removal or remedial works, where it is found that Asbestos materials have become damaged or have suffered deterioration.

Note:

Labelling – The survey report register must be referred to, labelling is an additional precaution and is a last line of defence and not a substitute for checking the survey register.

1.1 Re-inspection Summary

Recommendation	Number of Items
Removed items	3

2.0 Asbestos Re-inspection

2.1 Scope of Re-inspection

Site Address:	42 Caversham Road Kentish Town London NW5 2DS
Date(s) of Re-inspection:	10/12/2013
Surveyor(s) Names:	Brenda Taylor - Lead Surveyor

2.2 Client Information

London Borough of Camden
Finance Department, Central Invoicing Team
PO Box 48898
London

Project Contact Name: Jonathan Lemonsky

Project Contact Number:

2.3 Landlord

c/o London Borough of Camden
Finance Department, Central Invoicing Team
PO Box 48898
London
WC1H 8WN

2.4 Surveying Company Information

Head Office:
Tetra Consulting Limited
Jessica House
Red Lion Square,
London
SW18 4LS

Tel: 020 8875 0700
Fax: 020 8875 0300
Email: info@tetraconsulting.co.uk
Web: www.tetraconsulting.co.uk

2.5 Report Information

Report Compiled By:

Magda Gajda, Operations Administrator

Report Authorised By:

Brenda Taylor - Lead Surveyor

3.0 Asbestos Register

This section provides details on the identified or presumed asbestos-containing materials re-inspected.

The information is provided in tabular form showing details of each material together with corresponding Material Assessment Risk ratings and recommendations. Refer to Appendix 2 for Material Assessment algorithm.

The Material Assessment provides an evaluation of the potential for the material, if disturbed, to release fibres and present a risk. It does not take into account occupancy or activities within the area, including periodic maintenance works.

A suitable Priority Risk Assessment must be undertaken and is the responsibility of the Duty Holder, using the findings of this re-inspection together with further knowledge of the on-going and future use of the site in accordance with HSE Documents HSG227 'A comprehensive guide to managing asbestos in premises.'

Building Floor	Area & Description	Sample Number	Inspection Ref	Material Type	Description	Surface Treatment	Asbestos Result	Previous Re-inspection		Current Re-inspection			
								Condition	Action Required	Condition	Action Required	Material Assessment	Comments
Main 1st Floor	1.4 / 1.5	L-17842/005	50079	PVC / Reinforced plastics	Cisterns	0 (Composite, reinforced or bonded)	Amosite	0 - Good	Remove	[Removed]	No action required		
Main 2nd Floor	2.5	L-17842/001	50080	Bituminous Product	Acoustic pad	0 (Composite, reinforced or bonded)	Chrysotile	0 - Good	Remove	[Removed]	No action required		
Main Ground Floor Stairwell	S.1	L-17842/007	50078	Insulating Board	Door panel	2 (Unsealed board or cloth / Encapsulated lagging or spray)	Chrysotile	0 - Good	Remove	[Removed]	No action required		This item could not be located in the area as indicated by the report survey.

Appendix 1 – Material Assessment Algorithm

- The following Material Assessment Score and Rating is provided based on the criteria and algorithm detailed in HSE document HSG264 – 'Asbestos: The survey guide' and shown in the table below.

Sample Variable	Examples	Score
Product Type	Asbestos reinforced composites - Vinyl floor tiles, cement, plastics, resins, mastics, roofing felts, bitumen, friction material, compressed gaskets, semi-rigid paints or decorative / textured coating.	1
	Asbestos boards & textiles - Insulating board, millboard, low density boards, cloth, woven gaskets, ropes, paper & felt.	2
	Asbestos insulation & sprayed coating - Thermal insulation, e.g. boiler, pipe & tank lagging, sprayed asbestos coatings, mattresses & loose packing	3
Physical Condition	Good condition, no visible damage.	0
	Low damage, few scratches or marks, broken edges etc.	1
	Medium damage, significant breakage, loose fibres revealed.	2
	High damage or deterioration, visible debris.	3
Surface Treatment	Composite, reinforced or bonded materials.	0
	Enclosed lagging or spray, encapsulated board, unsealed cement	1
	Unsealed board or cloth, encapsulated lagging or spray coating.	2
	Unsealed lagging or spray coating.	3
Asbestos Content	Chrysotile alone.	1
	Amosite or Fibrous Anthophyllite, Actinolite or Tremolite.	2
	Crocidolite	3

- The scores for each item are added together to give a Material Assessment Score of between 2 and 12. The score is then given a rating as follows:

Material Assessment Score	Material Assessment Rating (Potential to release asbestos fibres)
2 - 4	Very Low
5 - 6	Low
7 - 9	Medium
10 - 12	High

- The Material Assessment looks at the type and condition of the asbestos containing material and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.

Appendix 2 – Extent of Re-inspection

- Only the asbestos containing materials as identified in the survey report or previous re-inspection have been inspected.
- This re-inspection report should be read in conjunction with the original asbestos survey report.
- It must be understood by the client that they have a duty to manage the asbestos risk at the site in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. The Management of Health and Safety at Work Regulations 1999 also require on-going risk assessments to ensure continued safety. Compliance to these regulations will therefore involve on-going assessment as well as the production and maintenance of an up to date register.
- A primary focus is to manage the asbestos and maintain it in a good state of repair so as not to place occupants or others at risk. Furthermore, information relating to the asbestos at the site must be made available to anyone who may be exposed to it or disturb it whilst at work, either intentionally or by accident.
- It is the responsibility of the client to provide Tetra Consulting with details of any asbestos remedial works that have taken place subsequent to previous surveys/ re-inspections.
- This report describes the condition of the materials on site at the time of the re-inspection.
- No attempt was made to inspect areas of the premises that were not accessed during the original survey or previous re-inspections, unless previously agreed with the client.

Appendix 3 – Re-inspection Methodology

- Asbestos containing materials (ACMs) from a previous survey or re-inspection are assessed. Material Assessment fields are updated. For example, if an ACM's condition has changed from 'Good' to 'Poor' then the Material Assessment will be re-calculated and the asbestos register updated accordingly.
- Tetra Consulting Ltd is accredited to European Standard ISO17020 for undertaking asbestos surveys for which it holds UKAS accreditation, operating as a Type C inspection body. All operational surveying staff hold, as a minimum, the BOHS P402 asbestos surveying qualification.